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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

A G E N D A
Tuesday, January 8, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM THE DECEMBER 11, 2001 COMMISSION MEETING

- (a) Directing Staff to consider specified criteria in evaluating the Agency's direct development of future affordable housing; All Redevelopment Areas; Agency Citywide Housing Program (Resolution No. 1-2002)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of December 4, and 11, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a 60-day Extension for the Submission of Responses to the Request for Proposals for the Development of Parcel 732-A, located on the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 2-2002)

Action Taken: _____

- (c) Authorizing Exclusive Negotiations with 3D/International, a Texas Corporation, for Strategic Facilities Management Consultant Services for Yerba Buena Gardens; Yerba Buena Center Redevelopment Project Area (Resolution No. 3-2002)

Action Taken: _____

- (d) Authorizing a Purchase and Sales Agreement, Deed and related documents with Alice Fulgham in conjunction with the Agency's repurchase of a single family residence at 72 Garnett Terrace, in an amount not to exceed \$370,000, pursuant to the Agency's Affordable Homeownership Program; Hunters Point Redevelopment Project Area (Resolution No. 4-2002)

Action Taken: _____

- (e) Workshop on the Mayor's Affordable Housing Exhibit, "Creating Affordable Housing in America's Most Expensive Housing Market"

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session:

- (a) Pursuant to Government Code Section 54956(a): Conference with Legal Counsel regarding litigation:

- (1) Armax Yerba Buena, LLC v. SFRA (Superior Court Case No. CGC-01-402761)
- (2) West Bay Builders, Inc. v. Brava for Women in the Arts, et.al. (Superior Court Case No. 401146)

- (b) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case

- 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



01-14-02A09:47 RCVD

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

JANUARY 15, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 22, 2002

Prepared and mailed January 10, 2002

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
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A G E N D A

Tuesday, January 22, 2002 • 4:00 p.m.

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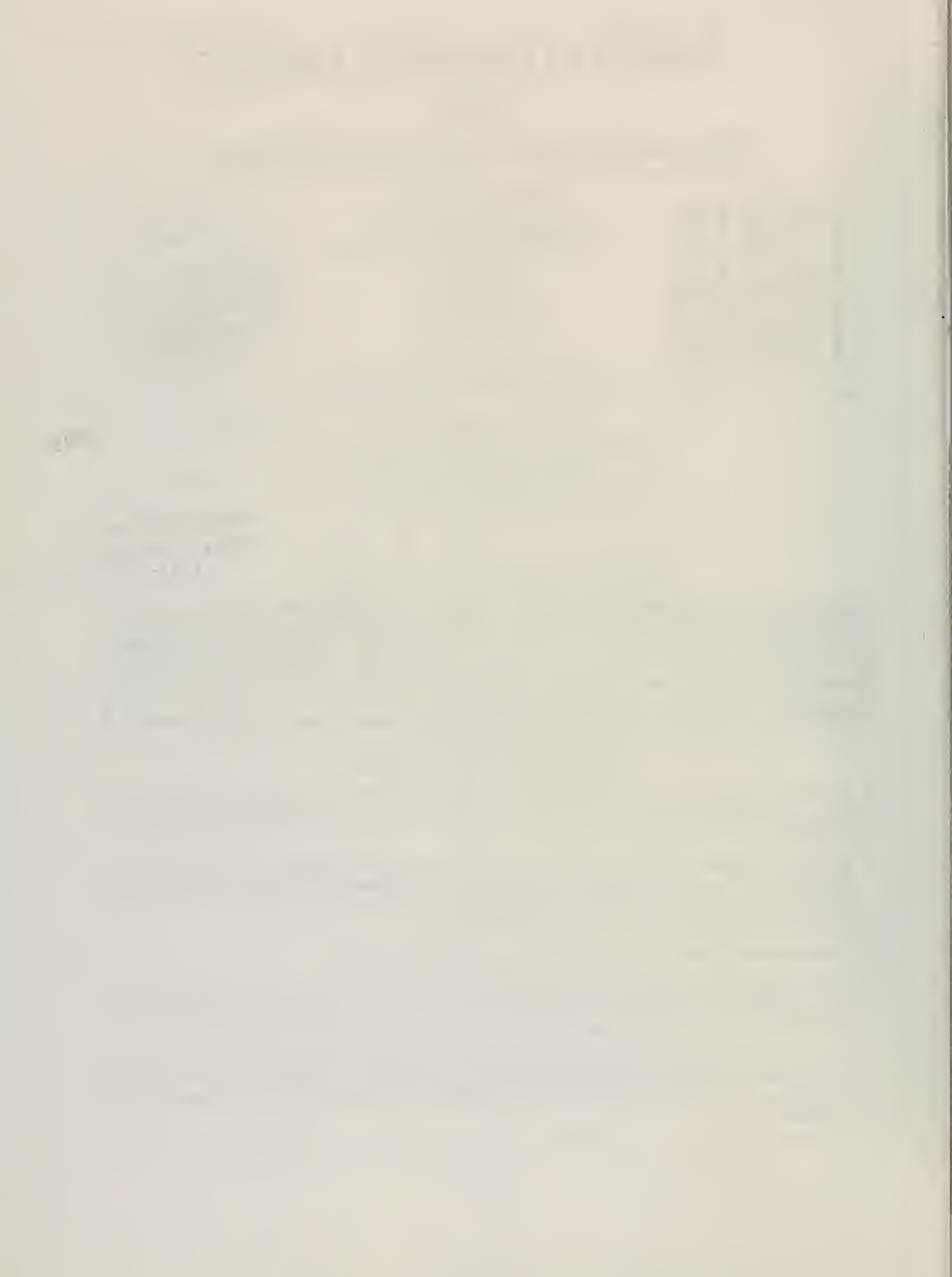
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01-17-02P05:53 RCVD

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. NONE.
3. Matters of Unfinished Business – NONE.
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of December 18, 2001, and Special Meeting of December 19, 2001
- (b) Authorizing an Eighth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount of the Agreement by \$37,882 for oversight of environmental remediation activities, and extending the term of the Agreement from January 1, 2002 to June 30, 2002 (Resolution No. 5-2002)

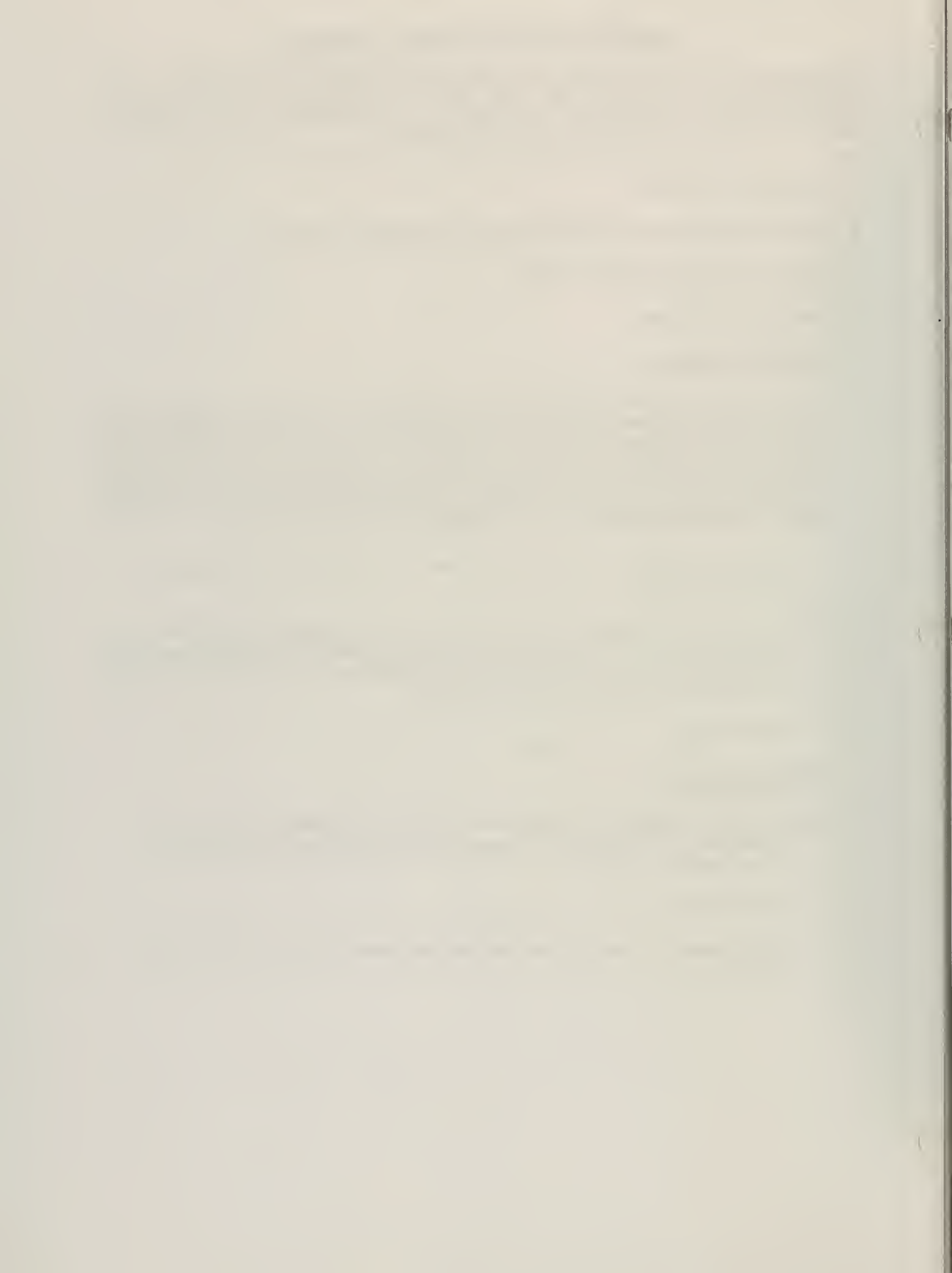
Action Taken: _____

REGULAR AGENDA

- (c) Commending and Expressing Appreciation to Darby J. Kremers upon the occasion of her Retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 6-2002)

Action Taken: _____

- (d) Workshop on the Progress report on Plan Adoption Consultant Panel work for Survey and Project Areas



5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 - (a) Agency's direct development of very low-income rental housing at the Plaza Hotel, 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding Terms of Conveyance for the Hunters Point Shipyard. Property Owner: U.S. Navy. Agency negotiators: Marcia Rosen, Don Capobres, Kevin Warner
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and term of payment for the following properties along the Sixth Street corridor, within the South of Market Earthquake Recovery Redevelopment Project Area. Agency negotiators: Olson Lee, Bill Carney, Sean Spear and Vanessa Dandridge.
 1. Henry Hotel located at 106-112 Sixth Street, Assessor Block No. 3726, Lot 002
Owners: Brandt Nicholson & Nick Patel
 2. Minna Lee Hotel located at 139-149 Sixth Street, Assessor Block No. 3725, Lot 063
Owner: Kiran Patel
 3. Alder Hotel located at 169-183 Sixth Street, Assessor Block No 3725, Lot 026
Owner: Vijaykumar D. Patel
 - (c) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Emeric-Goodman Associates, a California Limited Liability Company v. Redevelopment Agency of the City and County of San Francisco, San Francisco County Superior, Case No. 320427.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A
Tuesday, January 29, 2002 • 4:00 p.m.

01-28-02A09:44 RCVD

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.ci.sf.ca.us/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
 - (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Emeric-Goodman Associates, a California Limited Liability Company v. Redevelopment Agency of the City and County of San Francisco, San Francisco County Superior, Case No. 320427.
3. Matters of Unfinished Business: NONE.
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Owner Participation/Disposition and Development Agreement with LNR-Lennar Brannan Street, LLC, a California limited liability company: for the Brannan Square Mixed Use Development, Site G, Assessor Block 3774, Lots 18 and 24, to Extend certain dates in the Schedule of Performance: Rincon Point-South Beach Redevelopment Project Area (Resolution No. 7-2002)
- (b) Authorizing a Second Amendment to the HOPWA Capital Loan Agreement for Church Street Housing Associates, a California limited partnership, whose general partner is Bridge Housing Corporation, a California nonprofit public benefit corporation, to Modify the term of the loan from 60 to 55 years and to make certain other technical corrections in conjunction with the construction of 12 very low income HOPWA units in the 93-unit low income rental development at 1 Church Street (Resolution No. 8-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Approving a Letter Agreement with the San Francisco Art Commission to Provide Administrative Services for the Fillmore Bridge Artwork Project in an amount not to exceed \$225,000; Western Addition Redevelopment Project Area-2 (Resolution No. 9-2002)

Action Taken: _____

- (d) Authorizing a First Amendment to the Personal Service Contract with McCoy's Patrol Services for Security Services at the Hunters Point Shipyard by Extending the term 12 months and Increasing by \$150,000 for a total aggregate amount not to exceed \$360,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 10-2002)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Personal Services Contract with Sherry Kafka Wagner for implementation oversight of the Action Plan for Zeum increasing the total amount of compensation by \$50,000 for a total aggregate amount not to exceed \$165,000; Yerba Buena Center Redevelopment Project Area (Resolution No. 11-2002)

Action Taken: _____

- (f) Authorizing a Sixth Amendment to the Operating Agreement with Zeum, a California non-profit public benefit corporation for Assistance in the implementation of Zeum's Sustainability Plan and Increasing the fiscal year 2001-2002 annual contribution by \$200,000 for a total aggregate amount not to exceed \$863,000; Yerba Buena Center Redevelopment Project Area (Resolution No. 12-2002)

Action Taken: _____

- (g) Authorizing a Second Amendment to the Agreement for Disposition of Land for private development with San Francisco Ballet Association, a California nonprofit public benefit corporation, for the Renovation and Expansion of the property located at 455 Franklin Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 13-2002)

Action Taken: _____

- (h) Conditionally Approving the Schematic Design for the Renovation and Expansion of the property located at 455 Franklin Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 14-2002)

Action Taken: _____

- (i) Authorizing the Execution of a Purchase and Sale Agreement with William A Wicklow and Gerda G. Wicklow, as Trustees of the William A Wicklow and Gerda G. Wicklow Family Trust and with Fred F. Von Rautenkranz and Herta C. Von Rautenkranz, Trustees of the Fred and Herta Von Rautenkranz Living Trust, for the Acquisition of the property located at 101-115 Sixth Street and associated costs in a total aggregate amount not to exceed \$1,575,000; as part of the Agency's Citywide Affordable Housing Program: South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 15-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case
 - (b) Pursuant to Government Code § 54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employee Association (two bargaining units - Management Unit and Professional/Technical Unit). Agency negotiators: Marcia Rosen, Ayisha Benham and Ora Meacham.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, January 22, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **NONE.**
3. Matters of Unfinished Business – **NONE.**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of December 18, 2001, and Special Meeting of December 19, 2001
- (b) Authorizing an Eighth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount of the Agreement by \$37,882 for oversight of environmental remediation activities, and extending the term of the Agreement from January 1, 2002 to June 30, 2002 (Resolution No. 5-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Commending and Expressing Appreciation to Darby J. Kremers upon the occasion of her Retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 6-2002)

Action Taken: _____

- (d) Workshop on the Progress report on Plan Adoption Consultant Panel work for Survey and Project Areas

5. Matters not appearing on Agenda
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 7. Report of the President
 8. Report of the Executive Director:
 - (a) Agency's direct development of very low-income rental housing at the Plaza Hotel. 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area
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 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and term of payment for the following properties along the Sixth Street corridor, within the South of Market Earthquake Recovery Redevelopment Project Area. Agency negotiators: Olson Lee, Bill Carney, Sean Spear and Vanessa Dandridge.
 1. Henry Hotel located at 106-112 Sixth Street, Assessor Block No. 3726, Lot 002
Owners: Brandt Nicholson & Nick Patel
 2. Minna Lee Hotel located at 139-149 Sixth Street, Assessor Block No. 3725, Lot 063
Owner: Kiran Patel
 3. Alder Hotel located at 169-183 Sixth Street, Assessor Block No 3725, Lot 026
Owner: Vijaykumar D. Patel
 - (c) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Emeric-Goodman Associates, a California Limited Liability Company v. Redevelopment Agency of the City and County of San Francisco, San Francisco County Superior, Case No. 320427.
 11. Adjournment
-



**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

**Tuesday, January 22, 2002
1 Dr. Carlton B. Goodlett Place, Room 416, 4:00 p.m.**

AGENDA

01-22-02A09:57 RCVD

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JAN 22 2002

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1. Recognition of a Quorum.
2. Approval of Minutes.
3. Report of the Director and other staff.
4. Matters of Unfinished Business.
5. Matters of New Business:
 - a. Election of Officers (Office of President and Vice-President).
 - b. Consideration and approval of funds for: **315 Turk Street.**
\$137,974 in Proposition A development funds.
Predevelopment funding related to the rehabilitation of 14 housing units to provide permanent housing for very low-income and homeless seniors.
North of Market Senior Services. (NMSS)
6. Persons Wishing to Address the Members on Non-Agenda Items, but Housing Committee Related Matters.
7. Closed Session Matters.
8. Adjournment

HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM

Disability Access

The meeting/hearing will be held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, a wheelchair accessible room. The closest accessible BART Station is Civic Center, three blocks from City Hall. Accessible MUNI Lines serving this location are #42 Downtown Loop, and the #71 Haigh/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

There is accessible parking available in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

Large print copies of the agenda will be made available on request. Please contact Arlene Joyner at 252-3142 at least two business days in advance of need.

In order to allow individuals with environmental illness to attend meetings, all are asked to refrain from wearing perfume or other scented products.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

TRANSLATION SERVICES

Interpreters for languages other than English are available on request. Sign language interpreters are also available on request. For either accommodation, contact Arlene Joyner at 252-3142 at least two business days before a meeting.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall by mail at Sunshine Ordinance Task Force 1 Dr. Carlton B. Goodlett Place Room 244, by phone at (415) 554-7724, by fax at (415) 554-5163 or by email at Donna_Hall@cisf.ca.us

Each agenda of a policy body covered by this Sunshine Ordinance shall include the address, area code and phone number, fax number, e-mail address, and a contact person's name for the Sunshine Ordinance Task Force. Information on how to obtain a free copy of the Sunshine Ordinance shall be included on each agenda.

Editorial Note: On 2/23/00, the person listed in the City's website (www.cisf.ca.us) (go to Board of Supervisors prompt, then to Sunshine Ordinance Task Force)) for information on the Sunshine Ordinance or to report a violation is:

Ryan Brooks

Administrative Services

1 Dr. Carlton B. Goodlett Place, Room 362

(415) 554-6083 (voice)

(415) 554-6177 (fax)

email: Ryan_Brooks@cisf.ca.us

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code Section 16.520-16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, SF 94102, (415) 554-9510, fax (415) 703-0121 and web site <http://www.cisf.ca.us/ethics/>.

SUBMITTING WRITTEN PUBLIC COMMENT TO THE HOUSING COMMITTEE

Persons who are unable to attend the public meeting may submit to the Housing Committee, by the time the proceedings begins, written comments regarding the subject of the meeting. These comments will be made a part of the official public record, and brought to the attention of the Housing Committee. Written comments should be submitted to Arlene Joyner, Secretary of the Housing Committee, at the Mayor's Office of Housing, 25 Van Ness Avenue, Suite 600, San Francisco, CA 94102.

ORAL PUBLIC COMMENT TO THE HOUSING COMMITTEE

Public comment will be taken on each item being considered by the Housing Committee prior to the Committee's vote.
Rev. 10/00

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2400

02-01-02A10:17 RCV

THERE WILL BE NO COMMISSION MEETING ON FEBRUARY 5, 2002

The Redevelopment Agency Commission will be conducting workshops on the Agency's proposed Budget for fiscal year 2002/2003 at its February 12th and 19th meetings, with consideration of approval of the Agency's 2002/2003 Budget at its February 26th meeting.

Copies of the Agency's proposed 2002/2003 Budget will be available at the Agency's offices, 770 Golden Gate Avenue, 3rd Floor. The proposed Budget will also be available on the Agency's web site as part of the February 12th Agenda: www.ci.sf.ca.us/sfra

THE NEXT REGULAR MEETING WILL BE HELD ON FEBRUARY 12, 2002

Prepared and mailed January 31, 2002

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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PLEASE NOTE CHANGE OF MEETING LOCATION

A G E N D A

Tuesday, February 12, 2002 • 4:00 p.m.

02-11-02A09:35 RCV

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.ci.sf.ca.us/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business. **None.**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 8, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Workshop on the Agency's Proposed Fiscal Year 2002/2003 Budget
- (c) Endorsing the Museum Concept, Architectural Programming and Project Feasibility Evaluation of the African American Museum located at the St. Regis Museum Tower Development on Parcel EB-2A at the corner of Third and Mission Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 16-2002)

Action Taken: _____

- (d) Authorizing Execution of Personal Services Contracts with a Panel of Engineering Teams for Multi-Discipline Engineering Services on an as-needed basis for a period of three years in a total aggregate amount not to exceed \$450,000; all Redevelopment Project/Survey Areas and other designated development sites (Resolution No. 17-2002)

Action Taken: _____

- (e) Authorizing a Personal Services Contract with KTB Management Group, Inc., a for profit California corporation, and SOMA Partnership, a non-profit public benefit corporation, in an amount not to exceed \$128,758 to Provide Steam Cleaning, Power Washing, Litter and Graffiti Control Services for the Sixth Street Corridor, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 18-2002)

Action Taken: _____

- (f) Authorizing a Personal Services Contract with Potelco, Inc., D/B/A Kingston Constructors, Inc., a Washington corporation, in an amount not to exceed \$187,600, to Provide "Talking Signs" in Yerba Buena Gardens (Parcels CB-2 & CB-3); Yerba Buena Center Redevelopment Project Area (Resolution No. 19-2002)

Action Taken: _____

- (g) Authorizing the Execution of a Construction Contract with Alten Construction Co. Inc., a California corporation, in an amount not to exceed \$266,069, for Exterior Project and Facility Identification Signs at the Children's Center Complex at Yerba Buena Gardens on Central Block Three (Parcel CB-3); Yerba Buena Center Redevelopment Project Area (Resolution No. 20-2002)

Action Taken: _____

NOTE: ITEM 4 (h), (i) and (j) BELOW WILL NOT BE HEARD PRIOR TO 6:00 P.M.

- (h) Update regarding the Agency Criteria for Direct Development of Very Low-Income Rental Housing at the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area
- (i) Directing the Executive Director to Commence Implementation of the Agency's Direct Development of the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 21-2002)

Action Taken: _____

- (j) Authorizing Exclusive Negotiations with GP/TODCO-A, Inc., a California nonprofit public benefit corporation, for the disposition and development of property located 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 22-2002)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



02-19-02A10:46 RCVD

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A G E N D A

Tuesday, February 19, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AT THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.ci.sf.ca.us/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business. **None.**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of January 22, 2002.
- (b) Authorizing Helen Sause, Deputy Executive Director, Program and Project Management to travel to Washington D.C., March 16-20, 2002, expenses not to exceed \$1850.00, to attend the Annual 2002 NAHRO Legislative Conference (Resolution No. 23-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Second Workshop on the Agency's Proposed Fiscal Year 2002/2003 Budget
- (d) Authorizing Personal Services Contracts with a Panel of Environmental Consulting Firms in an amount not to exceed \$50,000 for Environmental Review Services for a period of three years from March 1, 2002 to February 28, 2005 on an as-needed basis under the Housing Opportunities for Persons With AIDS Program (Resolution No. 24-2002)

Action Taken: _____

- (e) Authorizing a Partial Assignment and Assumption of the Purchase and Sale Agreement from Mercy Housing California, a California non-profit public benefit corporation, for the Agency's Purchase of land at 1301-1327 Polk Street in an amount not to exceed \$1,820,000, including related closing costs, for the Acquisition and Rehabilitation of 72 units of Very Low Income Senior Housing at the Leland Hotel; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 25-2002)

Action Taken: _____

- (f) Public Hearing to hear all persons interested in the Disposition of the Agency's interest in the land at 1301-1327 Polk Street, through a Ground Lease with Mercy Housing California XVIII, L.P., a California limited partnership

Authorizing a Ground Lease with Mercy Housing California XVIII, L.P., a California limited partnership, for the land at 1301-1327 Polk Street, in furtherance of the Acquisition and Rehabilitation of 72 units of Very Low Income Senior Rental Housing at the Leland Hotel; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 26-2002)

Action Taken: _____

- (g) Authorizing a Standby Payment Agreement with Mercy Housing California XVIII, L.P., a California limited partnership, and with the Leland Hotel Permanent Lender, in an amount not to exceed \$6,000,000, plus applicable interest and other associated costs, to guarantee the payment of certain mortgage revenue bonds in furtherance of the Acquisition and Rehabilitation of 72 units of Very Low Income Senior Housing at the Leland Hotel, 1301-1327 Polk Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 27-2002)

Action Taken: _____

- (h) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds, or Notes in one or more series, in an amount not to exceed \$11,000,000 to Finance the Rehabilitation of 72 Units of Very Low Income Senior Housing at the Leland Hotel located at 1301-1327 Polk Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 28-2002)

Action Taken: _____

- (i) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more series in an amount not to exceed \$13,300,000 to Finance the Rehabilitation of residential facilities known as the Derek Silva Community Residence, 1580-98 Market Street; Agency Citywide Affordable Housing Program (Resolution No. 29-2002)

Action Taken: _____

- (j) Authorizing a Third Amended and First Restated San Francisco Redevelopment Agency Mission Bay Affordable Housing Program Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California limited partnership, to Increase the loan amount by an additional \$100,000 to Fund costs related to the Child Care Center for a total amount not to exceed \$6,317,661 to Fund additional costs related to Child Care Center construction in conjunction with the development of 100 rental units for Very Low-Income Households on Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area (Resolution No. 30-2002)

Action Taken: _____

- (k) Amending Resolution No. 186-2001 to Establish Classifications of Positions and Compensation for certain Agency staff (Resolution No. 31-2002)

Action Taken: _____

- (l) Workshop to Provide Update on the Navy's Environmental Remediation Efforts; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of Professional and Technical Engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Meacham and Chris Iglesias.

- (b) Pursuant to Government Code § 54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/ Technical Unit). Agency negotiators: Marcia Rosen, Ayisha Benham and Ora Meacham.

- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and term of payment for the following properties along the Sixth Street corridor, within the South of Market Earthquake Recovery Redevelopment Project Area. Agency negotiators: Olson Lee, Bill Carney, Sean Spear and Vanessa Dandridge.

- (1) Henry Hotel located at 106-112 Sixth Street, Assessor Block No. 3726, Lot 002.
Owners: Brandt Nicholson & Nick Patel

- (2) Alder Hotel located at 169-183 Sixth Street, Assessor Block No 3725, Lot 026.
Owner: Vijaykumar D. Patel

11. Adjournment

02

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Kathryn C. Palamounain, Vice-President
Mark Dunlop
Leroy King
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A G E N D A
Tuesday, February 26, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None.
3. Matters of Unfinished Business. None.
4. Matters of New Business:

CONSENT AGENDA

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- (a) Approval of Minutes: Meeting of January 29, 2002
- (b) Authorizing a Second Amendment to the Mortgage Loan Regulatory Agreement in connection with a revision of the Schedule of Performance for the Acquisition and Rehabilitation of 72 units of low income rental housing at Golden Gate Apartments, 1820 Post Street, as part of the Agency's Affordable Housing Preservation Program; Western Addition A-2 Redevelopment Project Area (Resolution No. 32-2002)
- (c) Authorizing a Second Amendment to the Personal Services Contract between the Agency, on behalf of Community Facilities District No. 1, and Robert W. Poyas, Inc., a California Corporation, to Extend the Contract term by two months and to Increase the contract amount by \$12,890 for a total aggregate amount not to exceed \$246,950; for landscape maintenance services; Rincon Point South Beach Redevelopment Project Area (Resolution No. 33-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Adopting the Proposed Budget for the Period July 1, 2002 through June 30, 200 and Authorizing the Executive Director to Submit the Budget to the Mayor's Office (Resolution No. 34-2002)

Action Taken: _____

- (e) Authorizing an Expenditure in an amount not to exceed \$1,305,000 to Repay California Federal Bank, a Federal Savings Bank, and to Pay Operating Deficits in conjunction with the Operation of 54 units of very low-income rental housing for the formerly homeless at the Jordan Apartments, located at 820 O'Farrell Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 35-2002)

Action Taken: _____

- (f) Authorizing Exclusive Negotiations with Conard House, Inc., a California nonprofit public benefit corporation, for the Disposition, Ownership and Operation of 54 units of very low income housing for the formerly homeless and one manager's unit at the Jordan Apartments located at 820 O'Farrell Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 36-2002)

Action Taken: _____

- (g) Authorizing a Predevelopment Grant Agreement with Conard House, Inc., a California nonprofit public benefit corporation, in an amount not to exceed \$75,000, in conjunction with the Acquisition and Rehabilitation of 54 units of very low income rental housing for the formerly homeless at the Jordan Apartments located at 820 O'Farrell Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 37-2002)

Action Taken: _____

- (h) Authorizing an Agreement with the City and County of San Francisco, a Municipal corporation, concerning certain real property known as the Central Freeway Housing Parcels that provides for 1) Acquisition of the Parcels known as Parcels A and C for an amount not to exceed \$5,775,000, plus related closing costs of up to \$30,000; and 2) an Option to Acquire five additional parcels known as Parcels G/DOFI, K, O, Q, and U, for Disposition and Development as Affordable Housing; Citywide Tax Increment Housing Program (Resolution No. 38-2002)

Action Taken: _____

- (i) Workshop on making Commission Meetings more accessible to the public by considering changing the meeting start time from 4:00 p.m. to 5:00 p.m.

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

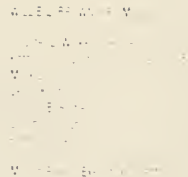
- (a) Pursuant to Government Code § 54956.8, to instruct the Agency's real property negotiators with respect to the following property: Parcel EB-2A, located at the southeast corner of Third and Mission Streets in the Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Helen Sause, William Carney, and Judy Eng.

11. Adjournment

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415 749 2400
TTY 415 749 2500



February 22, 2002

201-0702-026

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Re: Agency Agenda Items - Regular Meeting of February 26, 2002
Western Addition A-2 Project Area

FEB 25 2002

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Dear Residents & Businesses:

At their regular meeting on Tuesday, February 26, 2002, the Redevelopment Agency Commission of the City and County of San Francisco will consider the following matters related to the Western Addition A-2 Project Area:

- Authorizing an Agreement with the City and County of San Francisco, a municipal corporation, concerning certain real property known as the Central Freeway Housing Parcels that provides for 1) acquisition of Parcels known as Parcels A and C for an amount not to exceed \$5,775,000 plus related closing costs of up to \$30,000; and 2) an option to acquire five additional parcels known as Parcels G/DOFI, K O, Q and U, for disposition and development as affordable Housing; Citywide Tax Increment Housing Program.
- Authorizing a Second Amendment to the Mortgage Loan Regulatory Agreement in connection with a revision of the Scheduled of Performance for the acquisition and rehabilitation of 72 units of low income rental housing at Golden Gate Apartments, 1820 Post Street, as part of the Agency's Affordable Housing Preservation Program.

A copy of the staff report on each of these agenda matters is enclosed for your additional information. If you have any questions, please do not hesitate to call me at (415) 749-2505.

Sincerely,

A handwritten signature in cursive script, reading 'Shirley R. Wysinger', is written over a horizontal line.

Shirley R. Wysinger
Sr. Project Manager
Western Addition, A-2

Enclosures



MEMORANDUM

TO: Agency Commissioners

FROM: Marcia Rosen, Executive Director

SUBJECT: Authorizing an Agreement with the City and County of San Francisco, a municipal corporation, concerning certain real property known as the Central Freeway Housing Parcels that provides for 1) acquisition of the Parcels known as Parcels A and C for an amount not to exceed \$5,775,000, plus related closing costs of up to \$30,000; and 2) an option to acquire five additional parcels known as Parcels G/DOF1, K, O, Q, and U, for disposition and development as affordable Housing; Citywide Tax Increment Housing Program.

EXECUTIVE SUMMARY

In 1998 and 1999, the voters of San Francisco approved Propositions E and I, respectively, which mandated a replacement program for the City's earthquake-damaged Central Freeway. Proposition E authorized the construction of Octavia Boulevard, a five-block thoroughfare connecting Highway 101 with Market Street and extending five blocks north to Fell Street. Proposition I encouraged the development of housing, particularly affordable housing, on the Central Freeway parcels not needed for Octavia Boulevard (the "Excess Parcels"). Pursuant to these initiatives and their enabling legislation, the California Department of Transportation (Caltrans) transferred twenty-three parcels to the City in December 2000. The Mayor's Office of Economic Development (MOED), in conjunction with several other City agencies (including the Redevelopment Agency), subsequently prepared the Octavia Boulevard Development Strategy, which the San Francisco Board of Supervisors approved (as amended) on October 22, 2001. One of the Development Strategy documents approved by the Board was an Agreement for the Transfer of Real Estate between the City and the Agency, which provides for the City's transfer of seven Central Freeway parcels to the Agency for the express purpose of developing affordable housing. These parcels, known as A, C, G/DOF1, K, O, Q, and U, provide the opportunity for a varied development program designed to meet the City's multifaceted affordable housing need.

Staff recommends Commission approval of the Transfer of Real Estate Agreement and all related documents.

DISCUSSION

Project Background

When Caltrans completes the demolition of the existing freeway structures on the Excess Parcels, the City will gain 380,000 square feet of land for reuse. In Proposition I, San Francisco's voters made their preferred form of reuse clear: "It is the express intent of the voters that housing, mixed/use and/or complimentary developments be constructed on the Excess Central Freeway Parcels.... [including] the construction of affordable rental and/or ownership housing..." (Section 4(a)-(b).) Proposition I required that the City use a community-based planning process to determine the mix and type of land uses for the Excess Parcels, and that the Agency, the Department of City Planning (DCP), and the County Transportation Authority (SFCTA) be involved in the creation of a development plan. Proposition I also required that proceeds from the disposition of the Excess Parcels be used to fund the construction of Octavia Boulevard and ancillary transportation improvements (collectively, the "Boulevard"). Currently, the projected value of the Excess Parcels exceeds the projected construction cost of the Boulevard.

To implement Propositions E and I and their companion legislation, Streets and Highways Code Section 72.1, representatives from a variety of City agencies – MOED, DCP, SFCTA, the Department of Public Works, the Department of Real Estate, the City Attorney's Office, and the Agency – have worked together over the last two years to ensure the creation of the most innovative and beneficial development plan possible for both Octavia Boulevard and the Excess Parcels. This diverse City working group has also sought public input and participation from neighborhood residents through a series of public meetings. DCP led the community planning process through its Better Neighborhoods 2002 meetings and through presentations at meetings of the Hayes Valley Neighborhood Association. Agency staff conducted a community meeting on the Central Freeway housing program and the acquisition of Parcels A and C on September 13, 2001. Staff also presented a Central Freeway informational workshop at the Commission's September 18, 2001 hearing.

As a result of this planning effort, MOED produced the Octavia Boulevard Development Strategy, which it submitted to the Board of Supervisors on October 10, 2001. It identified four principal goals of the Central Freeway's replacement, as approved through the community planning process and in keeping with the governing legislation:

1. Construction of Octavia Boulevard and all of its associated improvements, so to allow both through-moving and local-moving traffic, including friendly pedestrian access and pedestrian amenities;
2. Reconnection of the physical fabric of the neighborhood;
3. Provision of the maximum feasible number of housing units; and

4. Provision of the maximum feasible number of housing units affordable to low- and moderate-income households.

The Development Strategy package MOED submitted to the Board of Supervisors requested the Board's approval on three specific actions: first, for the overall strategy for development, including the disposition of market-rate parcels; second, for small subdivisions of two parcels; and, third, for the City's transfer of land to the Agency for affordable housing development. The Board's Finance Committee amended MOED's proposed resolution for the City-Agency land transfer, inserting clarifying language that Parcels A and C shall be developed specifically for low-income seniors and that the Agency's disposition of the land would require Board approval, per the language of Section 33433 of the Community Redevelopment Act. On October 22, 2001, the Board unanimously approved the amended resolution.

City-Agency Land Transfer Agreement (LTA)

Below is an outline of the LTA's basic components:

Parcel Pricing & Payment Structure: The structure of the LTA is designed to achieve two goals. First, it requires Agency payments for its parcels on a timely basis, thus providing the City with a portion of the funding required to construct the Boulevard, as required by Streets and Highways Code Section 72.1. Secondly, the LTA will facilitate the goal of creating the maximum feasible number of affordable housing units on the Excess Parcels. The City and Agency have agreed that if the revenue generated from the sale of the market-rate Excess Parcels exceeds the cost of the Boulevard construction, the Agency's acquisition costs for its seven parcels will be commensurately reduced. The exact cost to the Agency of its parcels will therefore be determined when the final costs of the Boulevard and the final value of the City's Excess Parcel land sales are known. If the final Boulevard costs exceed parcel revenues, the Agency will pay up to the appraised market value for its sites.

To achieve these two goals, the LTA requires the Agency to pay either fair market value or the "Estimated Shortfall" (defined below) for A and C and any other parcel for which it has exercised its option within 90 days of the City's receipt of a bid for construction, expected in January 2003. The Estimated Shortfall will be the difference between total known costs at the time of the bid and total projected revenues (determined through either land sales or appraisals). A "Final Net Shortfall" will be determined at conclusion of the Boulevard construction and land dispositions. Again, if revenue exceeds cost, the Agency's total acquisition cost will be commensurately reduced and, depending upon the Agency's previous land payments, the Agency may be due a refund. Though the LTA gives the Agency until 90 days after receipt of the bid to make its initial land payment, it does not prohibit the Agency from making an early payment for any particular parcel. Given the schedule of Octavia Boulevard's design and construction and the Department of Public Works's current need for Boulevard funding, one or more early payments will assist in maintaining the project's momentum and serve the long-term interests of all parties.

Purchase Parcels: A and C: Because they are immediately ready for disposition and predevelopment, the LTA provides for the Agency's acquisition of Parcels A and C, which are valued at \$2,887,500 each (\$175/s.f.). The City's interest will be secured by a promissory note executed by the Agency for the appraised land values. The purchase of all parcels is on an "as-is" basis.

Option Parcels: G/DOF1, K, O, Q, and U: To exercise its option to purchase any of G/DOF1, K, O, Q, or U, the following conditions precedent must be satisfied: 1) the City has acquired fee title and the legal right to dispose of and develop the property; 2) the City and Agency have completed any agreed upon site assemblage; 3) the City and Agency have completed an appraisal to determine fair market value; 4) the Agency is not in default under the LTA or Option Agreement; and 5) the Board of Supervisors has appropriated funds for the Agency's purchase of the Option Parcels. The term of the Option expires upon the earlier of January 1, 2008 or six months after the City notifies the Agency that the parcel is ready for development and an appraisal is in place.

Lease Back: Prior to commencement of construction on any parcel the Agency acquires, the Agency will lease back the site to the City for \$1 per month. This triple-net, month-to-month lease back program will allow parking to continue while predevelopment work is ongoing, thus continuing an income stream for Octavia Boulevard's funding. The parking income will be counted as revenue in the Estimated Shortfall and Final Net Shortfall accounting.

Community Planning: In recognition of the ongoing public planning efforts led by the Department of City Planning and MOED, the LTA requires that the Agency use its best efforts to cause the development of its parcels to conform to the guidelines adopted by the City as a result of its community planning process and to continue community outreach through the development process.

Agency Development Goals

In keeping with the Community Planning directive of the LTA, the Agency, DCP and MOED have presented the development goals for Parcels A and C at numerous public meetings, and have established overall support and approval from the meetings' participants. The specific plan for A and C is construction of 200 units -- 100 per site -- of affordable housing for very low-income seniors. Each site will have on-site parking and community-serving space. The anticipated financing plan for this senior housing mirrors previous Agency development structures: a long-term ground lease with the developer, tax increment housing funds, tax-exempt bonds, 4% Low Income Housing Tax Credits, and project-based Section 8 rental subsidies. Parcels A and C will also require a focused A-2 Plan Amendment to achieve the desired density and parking levels. The Plan Amendment will require approval by the Commission and the Board of Supervisors. Agency staff has commenced preparation of the amendment analysis.

The development plans for the balance of the parcels have not been finalized, but they are likely to include a full range of development types: large and small household sizes, rental and ownership, and special needs housing. Pursuant to the City's housing priorities identified through the community planning process, Agency staff will continue

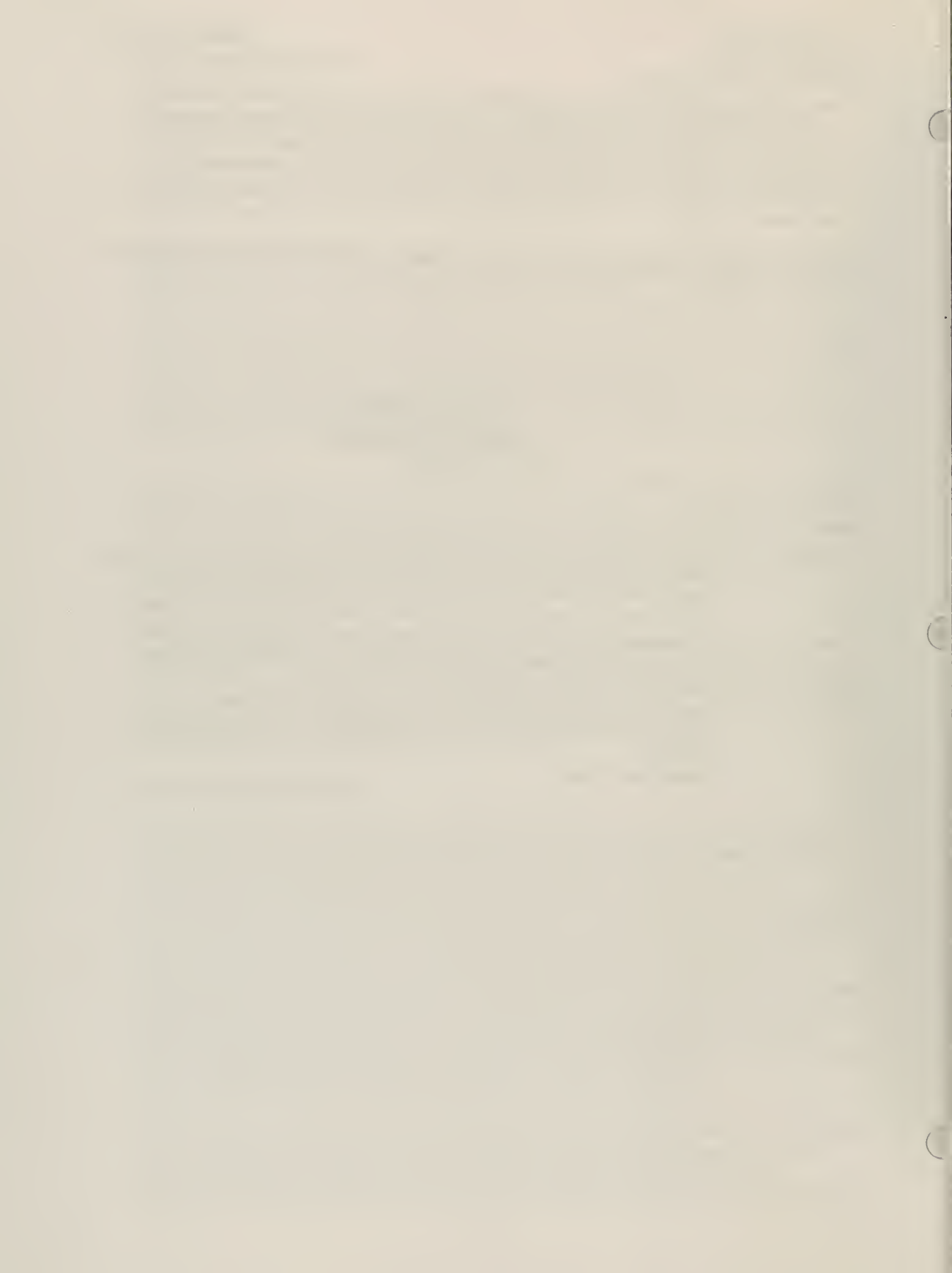
work on these parcels' development plans in conjunction with DCP and the community. Staff will be returning to the Commission to provide information or request Commission action as the development program progresses. Commission approval of the City-Agency Land Transfer Agreement will set in motion Agency participation in a unique and important opportunity to create much-needed housing while enhancing Hayes Valley and the Western Addition.

Staff recommends Commission approval of the Transfer of Real Estate Agreement and all related documents.

(Originated by Kate Hartley, Development Specialist)

ORIGINAL SIGNED BY
MARCIA ROSEN
Marcia Rosen
Executive Director

- attach:
- 1) Map of All Central Freeway Housing Parcels.
 - 2) Board of Supervisors Resolution No. 824-01, 10/22/01, re: Agreement to convey former Central Freeway parcels to Redevelopment Agency.
 - 3) Agreement for Transfer of Real Estate by and between City and County of San Francisco, as Transferor, and Redevelopment Agency of City and County of San Francisco, as Transferee, for the sale and purchase of the Former Central Freeway Parcels.
 - 4) Option Agreement for the Purchase and Sale of Real Property.
 - 5) Ground Lease Agreement between the Agency as Landlord and the City as Tenant.
 - 6) Promissory Note.



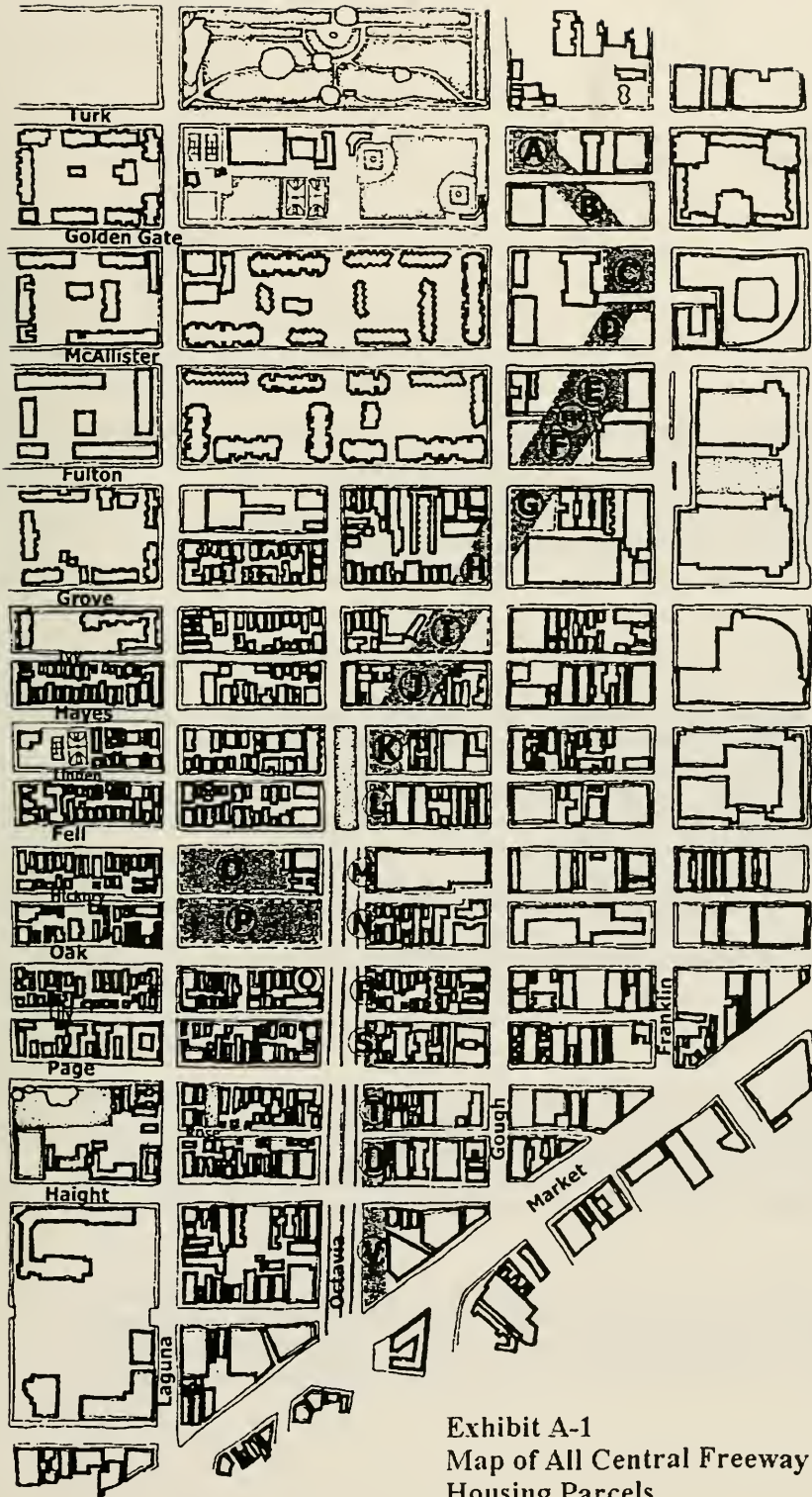


Exhibit A-1
Map of All Central Freeway
Housing Parcels

MEMORANDUM

TO: Agency Commissioners

FROM: Marcia Rosen, Executive Director

SUBJECT: Authorizing a Second Amendment to the Mortgage Loan Regulatory Agreement in connection with a revision of the Schedule of Performance for the acquisition and rehabilitation of 72 units of low income rental housing at Golden Gate Apartments, 1820 Post Street, as part of the Agency's Affordable Housing Preservation Program; Western Addition A-2 Redevelopment Project Area

EXECUTIVE SUMMARY

The Agency issued mortgage revenue bonds to help fund the acquisition and rehabilitation of the Golden Gate Apartments (the "Development"), as part of an Agency-facilitated preservation purchase. The sale transaction successfully closed on June 4, 1999 and is continuing to provide affordable housing to 72 low- and moderate-income families. Due to unforeseen accessibility requirements, the Chinatown Community Development Center (the "Developer") has been unable to complete the construction before the target date. Therefore, a revision to the schedule of performance must be made to reflect the new anticipated completion date of April 1, 2002.

Staff recommends that the Executive Director be authorized to execute the Second Amendment.

DISCUSSION

On May 27, 1999, the Agency Commission authorized the issuance of mortgage revenue bonds and the execution of a ground lease associated with the preservation acquisition and rehabilitation of the Golden Gate Apartments. This 72-unit HUD-assisted housing development, located in the Japantown section of the Western Addition A-2 Project Area, was the Agency's second preservation purchase. The sale transaction closed on June 4, 1999.

The mortgage revenue bonds issued by the Agency did not require a monetary contribution by the Agency. The Agency received a bond allocation from the California Debt Limit Allocation Committee ("CDLAC") in March 1999, which was a crucial step in financing the project. While the Agency issued the bonds, the Agency's credit is not at

risk because the project itself makes all payments on the bonds for the project. Although no Agency funds were used to pay for the rehabilitation of the Development, the Developer is required to meet the deadlines identified in the Schedule of Performance (Attachment 4 of the Loan Agreement). According to the schedule, construction was anticipated to begin on September 30, 1999; with a completion date of June 30, 2000.

On April 17, 2001, the Agency Commission approved a First Amendment to the Loan Agreement to revise the Schedule of Performance and Schedule of Tax Credit Investor Disbursements, and a First Supplemental Indenture to the Indenture of Trust to revise the Bond Redemption Schedule. These revisions were due to a delay in the tax credit investor equity payments, which delayed the start of construction by more than a year. At that time, the new construction completion deadline was set for December 1, 2001.

Since then, the Developer has diligently pursued the completion of the rehabilitation. Among the improvements to the Property were several accessibility upgrades pursuant to the applicable regulations, including making all community spaces and public paths accessible, 5% of the units fully accessible and 2% of the units mobility/visually-impaired accessible, and creating handicap parking spaces. However, during the final site inspection by Mayor's Office on Disability staff, additional upgrades were suggested, including additional signage and site and building access improvements (among them the installation of a 'talking entry system'). While the Developer, its architect and its contractor have worked hard to incorporate these additional improvements, the resultant delay has taken the project past the official construction completion deadline. Given this, the Developer must now seek approval to amend the Loan Agreement to revise the Schedule of Performance (Schedule H of the Mortgage Regulatory Loan Agreement) from the current deadline of December 1, 2001 to April 1, 2002. The Developer is confident that they will receive the final inspection certifications within a month.

Despite the delay, the financial viability of the rehabilitation and the Development itself have remained sound. The Developer has continued to make the additional mortgage interest payments by using available monthly rent revenues. The Developer proposes to continue to pay for the projected construction budget inflation (due to the delay) by using a combination of the approved construction contingency and possibly a deferral of developer fee if necessary.

The Developer is requesting that the Commission approve the Second Amendment to the Mortgage Regulatory Loan Agreement for the development to allow for the revision to the schedule. The revision will not result in the need for any additional funding from the Agency. The debt will continue to be repaid as required, and the rehabilitation will continue. The rehabilitation of the Development will be complete by April 1, 2002.

Originated by: Sean L. Spear, Senior Development Specialist

ORIGINAL SIGNED BY
MARCIA ROSEN
Marcia Rosen
Executive Director

102
meeting

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: **QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,**
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

MARCH 5, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

MARCH 12, 2002

DOCUMENTS DEPT.

MAR - 4 2002

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Prepared and mailed February 28, 2002

REDEVELOPMENT AGENCY

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A G E N D A
Tuesday, March 12, 2002 • 4:00 p.m.

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MAR 13 2002

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ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY. AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business. **None.**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of February 12, 19, and 26, 2002
- (b) Authorizing a Second Amendment to the Owner Participation/Disposition and Development Agreement with LNR-Lennar Brannan Street, LLC, a California Limited Liability Company; to revise certain mortgage provisions and approving a significant change in developer for the Brannan Square Mixed Use Development, Site G, Assessors Block 3774, Lots 18 and 24; Rincon Point-South Beach Redevelopment Development Area (Resolution No. 39-2002)
- (c) Authorizing a First Amendment to the Antonia Manor Ground Lease with AM Preservation, L.P., a California limited partnership, to Revise the Schedule of Performance for the Rehabilitation of 133 units of Low and Very Low Income Rental Housing units at Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 40-2002)
- (d) Authorizing the First Amendment to the CDBG Affordable Housing Program Loan Agreement with Tenderloin Neighborhood Development Corporation, a California non-profit public benefit corporation, to Approve assignment to AM Preservation L.P., a California limited partnership, as the borrower, and Revises the Schedule of Performance for the Rehabilitation of 133 units of Very Low Income Rental Housing units at the Antonia Manor, located at 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 41-2002)

- (e) Authorizing a Fourth Amendment to the Personal Service Contract with Willie B. Kennedy, in the amount of \$25,700 for a total aggregate amount not to exceed \$418,960, and Extending the Time of Performance for three months for Community Outreach Services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 42-2002)
- (f) Authorizing a Fourth Amendment to the Personal Service Contract with Cassandra Tompkins, in the amount of \$14,000 for a total aggregate amount not to exceed \$227,365, and Extending the Time of Performance for three months for Administrative Services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 43-2002)
- (g) Authorizing a Fourth Amendment to the Personal Services Contract with the Agape Outreach Center, a California nonprofit public benefit corporation, to Extend the term of the contract to April 30, 2002; Citywide Tax Increment Housing Program (Resolution No. 44-2002)

Action Taken: _____

REGULAR AGENDA

- (h) Authorizing a First Amendment to the Ground Lease with MM Preservation, L.P., a California limited partnership, to Amend the Schedule of Performance for Rehabilitation of 119 units of Very Low Income Rental Housing at Maria Manor, 174 Ellis Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 45-2002)

Action Taken: _____

- (i) Authorizing a First Amendment to the Tax Increment Loan Agreement with the Tenderloin Neighborhood Development Corporation, a California non-profit public benefit corporation, to Approve assignment to MM Preservation L.P., a California limited partnership, as the borrower and to Increase the loan by \$1,452,401, for a total loan amount not to exceed \$2,861,274, pertaining to the Rehabilitation of 119 units of Very Low Income Rental Housing at Maria Manor, 174 Ellis Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 46-2002)

Action Taken: _____

- (j) Authorizing a First Amendment to the Standby Payment Agreement with MM Preservation, L.P., a California limited partnership, to Increase the Agency's Contingent Standby Payment Obligation by \$359,867 to a total aggregate Contingent Obligation not to exceed \$2,247,186 plus related costs, for the Preservation of 119 units of Very Low Income Rental Housing at Maria Manor, 174 Ellis Street, as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 47-2002)

Action Taken: _____

- (k) Authorizing a Third Amendment to the Disposition and Development Agreement with SF Museum Tower LLC, a Delaware limited liability company, to Extend the Performance Schedule and Revise other requirements for development of Parcel EB-2A, located at the southeast corner of Third and Missions Streets; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 48-2002)

Action Taken: _____

- (l) Authorizing a Personal Service Contract with 3D International, Inc., a Texas corporation, in an amount not to exceed \$100,000 for Strategic Facilities Management Consulting Services at Yerba Buena Gardens; Yerba Buena Center Redevelopment Project Area (Resolution No. 49-2002)

Action Taken: _____

- (m) Workshop to provide update on the Navy's environmental remediation activities at the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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MAR 18 2002

A G E N D A
Tuesday, March 19, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

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- (a) Authorizing Payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, for the Agency's share of the cost of the Citywide Surety Bond Program (Resolution No. 50-2002)

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing the Incorporation of Public Initiatives Development Corporation, a California nonprofit public benefit corporation, for the Agency's Direct Development of Low and Moderate Income Housing, and the Performance of any and all actions necessary for the Formation and Organization of the Corporation; All Redevelopment Project Areas (Resolution No. 51-2002)

Action Taken: _____

- (c) Authorizing a First Amendment to the Property Management and Leasing Agreement with John Stewart Company, a California corporation, to Increase the authorized expenditures by an amount of \$350,000 for a total aggregate amount not to exceed \$900,000 for repairs, operating and associated costs for the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 52-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case
 11. Adjournment
-

REDEVELOPMENT AGENCY

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MAR 25 2002

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A G E N D A

Tuesday, March 26, 2002 • 4:00 p.m.

03-25-02A09:42 RC

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None.
3. Matters of Unfinished Business None.
4. Matters of New Business:

CONSENT AGENDA

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- (a) Approval of Minutes: Meeting of March 12, 2002
- (b) Authorizing Elizabeth Colomello, Housing Division, to attend the AIDS Housing of Washington's 2002 National HOPWA Formula Grantee's Meeting on April 24-26, 2002 in Washington, DC at a cost not to exceed \$1,490 (Resolution No. 53-2002)
- (c) Authorizing Jose Campos, Planning Supervisor and David Habert, Senior Planner, to attend the American Planning Association Conference on April 13 -17, 2002 in Chicago, Illinois at a cost not to exceed \$3,500 (Resolution No. 54-2002)
- (d) Authorizing Sylvester McGuire, Senior Contract Compliance Specialist, to travel to Portland Oregon on April 6-10, 2002 to attend the National Forum for Black Public Administrators' Annual Conference at a cost not to exceed \$2,000 (Resolution No 55-2002)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing a First Amendment to the Owner Participation Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, to revise the performance schedule regarding the proposed 85-unit very low income senior housing and retail/institutional component located at 827 Howard Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 56-2002)

Action Taken: _____

- (f) Authorizing a Commercial Loan Agreement for an amount not to exceed \$1,379,000 with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, for the retail/institutional component of the proposed mixed-used development at 827 Howard Street, Yerba Buena Center Redevelopment Project Area (Resolution No. 57-2002)

Action Taken: _____

- (g) Authorizing a First Amendment to the Predevelopment Grant Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, to increase the grant amount by \$30,000 to total of \$162,000 in connection with the re-landscaping of the common area adjacent to the Clementina Towers, 320 Clementina Street, Yerba Buena Center Redevelopment Project Area (Resolution No. 58-2002)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

**THERE WILL BE NO COMMISSION MEETING ON
APRIL 2, 2002**

03-29-02A1 1:17 PM

**THE NEXT REGULAR MEETING WILL BE HELD ON
APRIL 9, 2002**

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MAR 29 2002

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City and County of San Francisco



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A G E N D A
Tuesday, April 9, 2002 • 4:00 p.m.

04-09-17 10:00 AM
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ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of March 19 and 26, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a Personal Services Contract with Northern Real Estate, LLC, a California corporation, in an amount not to exceed \$75,000 to Provide Community and Economic Development Consulting Services to the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 59-2002)

Action Taken: _____

- (c) Authorizing the Incorporation of Public Initiatives Development Corporation, a California nonprofit public benefit corporation, for the Agency's Direct Development of Low and Moderate Income Housing, and the Performance of any and all actions necessary for the Formation and Organization of the corporation; All Redevelopment Project Areas (Resolution No. 60-2002)

Action Taken: _____

- (d) Authorizing an Operating Agreement with the Public Initiatives Development Corporation, a California nonprofit public benefit corporation, for the Provision of certain Agency staff, services, and organizational resources in support of the corporation's activities and purposes in the development of Low and Moderate Income Housing; All Redevelopment Project Areas (Resolution No. 61-2002)

Action Taken: _____

- (e) Authorizing a Tax Increment Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$500,000, for the Predevelopment and Construction of 115 Very Low Income Rental Units, Ground Floor Commercial Space and the Replacement of Bindlestiff Studios, at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 62-2002)

Action Taken: _____

- 5. Matters not appearing on Agenda
 - 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7. Report of the President
 - 8. Report of the Executive Director
 - (a) Report on Agency Plan for tenant relocation related to the Agency's ownership and development of the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area
 - 9. Commissioners' Questions and Matters
 - 10. Closed Session **None.**
 - 11. Adjournment
-

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
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THERE WILL BE NO COMMISSION MEETING ON
APRIL 16, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

APRIL 23, 2002

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Tuesday, April 23, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 9, 2002
- (b) Authorizing an Expenditure of funds not to exceed \$45,000 for the Purchase of two replacement pickup trucks for Agency Property Management (Resolution No. 63-2002)
- (c) Authorizing a First Amendment to the Personal Services Contract with Darby J. Kremers, which increases the amount of compensation by \$32,750, for a total aggregate amount not to exceed \$52,500, and extends the time of performance to September 30, 2002, for Real Estate Consulting Services; All Redevelopment Project and Survey Areas (Resolution No. 64-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a Personal Services Contract with Robert W. Poyas, Inc., a California corporation, in an amount not to exceed \$ 323,000; for Landscape Maintenance Services in Community Facility District No. 1; Rincon Point South Beach Redevelopment Project Area (Resolution No. 65-2002)

Action Taken: _____

- (e) Authorizing a Grant Agreement with the Filipino-American Development Foundation, a California nonprofit public benefit corporation, in an amount not to exceed \$131,000, for the term of May 1, 2002 to December 31, 2003, for the Planning and Development of the Bayanihan Community Center at the Delta Hotel located at 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 66-2002)

Action Taken: _____

- (f) Authorizing a Grant Agreement with the San Francisco Juneteenth Festival Committee for a Grant in an amount not to exceed \$75,000 to Produce and Manage the San Francisco 2002 Juneteenth Festival and Authorizing a Fiscal Agent Contract with Agape, Inc., a California non-profit public benefit corporation, to serve as Fiscal Agent to the Committee; Western Addition A-2 Redevelopment Project Area (Resolution No. 67-2002)

Action Taken: _____

- (g) Authorizing the Expenditure of Agency Funds for Outside Counsel Real Estate Panel in an amount not to exceed \$892,000 for an aggregate total amount of \$1,802,000 for Yerba Buena Center CB-1, Hunters Point Shipyard and Miscellaneous Real Estate Issues; All Redevelopment Project Areas (Resolution No. 68-2002)

Action Taken: _____

- (h) Approving the Revision of the Agency's Purchasing Policy for Legal Contracts to Defend Complaints, Claims, and Litigation filed against the Agency; All Redevelopment Project Areas (Resolution No. 69-2002)

Action Taken: _____

- (i) Workshop to provide an Update on the pending Bayview Hunters Point Redevelopment Plan Amendments; Bayview Hunters Point Redevelopment Survey Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding Interim Leasing of the Hunters Point Shipyard. Property Owner: U.S. Navy.
Agency negotiators: Marcia Rosen, Don Capobres, Kevin Warner

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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APR 29 2002

A G E N D A
Tuesday, April 30, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in an Assignment of the Disposition and Development Agreement with Van Ness Care Center, Inc.

Authorizing 1) an Assignment of the Disposition and Development Agreement concerning parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street ("DDA"), by Van Ness Care Center, Inc., a California corporation to San Francisco Care Center, L.P., a California limited partnership, and 2) a Third Amendment to the Disposition and Development Agreement providing for the assignment and subordination to HUD during the term of the Section 232 mortgage insurance; Western Addition Redevelopment Project Area A-2 (Resolution No. 70-2002)

Action Taken: _____

- (b) Authorizing an Amendment to the Agency's Housing Participation Policy to Amend the Housing Participation Requirements for All Residential Developments; All Redevelopment Project Areas (Resolution No. 71-2002)

Action Taken: _____

- (c) Authorizing an Operating Agreement with the San Francisco African American Cultural Institute, a California non-profit public benefit corporation, in an amount not to exceed \$320,000 to Fund start-up costs for an African American Museum located at the St. Regis Museum Tower Development on Parcel EB-2A at the southeast corner of Third and Mission Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 72-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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NOTE: **QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,**
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THERE WILL BE NO COMMISSION MEETING ON

MAY 7, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

MAY 14, 2002

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A G E N D A

Tuesday, May 14, 2002 • 4:00 p.m.

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business

CONTINUED FROM THE APRIL 23, 2002 MEETING

- (a) Approving the Revision of the Agency's Purchasing Policy for Legal Contracts to Defend Complaints, Claims, and Litigation filed against the Agency; All Redevelopment Project Areas (Resolution No. 69-2002)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

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- (a) Approval of Minutes: Meetings of April 23 and 30, 2002
- (b) Authorizing a First Amendment to the 2001-2002 Fiscal Agent Agreement with the County of Marin to add \$662,794 for a total aggregate contract amount not to exceed \$1,357, 594, as a part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 73-2002)
- (c) Authorizing a First Amendment to the 2001-2002 Fiscal Agent Agreement with the County of San Mateo to add \$81,860 for a total aggregate contract amount not to exceed \$812,960, as a part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 74-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Conditionally Approving the Amended Combined Basic Concept and Schematic Design for Parcel 4 of Blocks 41-43 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area (Resolution No. 75-2002)

Action Taken: _____

- (e) Conditionally Approving the Schematic Design for Parcel 2 of Blocks 41-43 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area (Resolution No. 76-2002)

Action Taken: _____

- (f) Public Hearing to hear all persons interested in an Exchange Agreement with 1210 Scott Street, LLC, a Delaware limited liability company

Authorizing an Exchange Agreement with 1210 Scott Street, LLC, a Delaware limited liability company, for the exchange of real property located at 1210 Scott Street, consisting of portions of Agency Parcels 729-A-1 and 729-B for portions of the Developer's Parcel 3, all located on the east side of Scott Street, between Ellis and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 77-2002)

Action Taken: _____

- (g) Authorizing an Amended Owner Participation Agreement and Second Amendment to the Agreement for Disposition of Land for Private Development with 1210 Scott Street, LLC, a Delaware limited liability company, for the renovation and construction of the property located at 1210 Scott Street, bounded by Scott, Ellis and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 78-2002)

Action Taken: _____

- (h) Conditionally Approving the Master Plan and the Schematic Design for the Phase One Improvements for the renovation and construction of the property located at 1210 Scott Street, bounded by Scott, Pierce, Ellis and Eddy Streets, with 1210 Scott Street, LLC, a Delaware limited liability company; Western Addition Redevelopment Project Area A-2 (Resolution No. 79-2002)

Action Taken: _____

- (i) Authorizing the Expenditure of Agency Funds for the Redevelopment Plan Adoption Services Panel by an additional \$160,000 for a total aggregate amount not to exceed \$1,510,000, for additional tasks related to Plan Amendment documents for the Bayview Hunters Point Redevelopment Survey Area (Resolution No. 80-2002)

Action Taken: _____

- (j) Authorizing a Personal Services Contract with EIP Associates, a California corporation, in an amount not to exceed \$758,000 to provide Environmental Review Services for the Program Environmental Impact Report; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 81-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

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MAY 20 2002

A G E N D A
Tuesday, May 21, 2002 • 4:00 p.m.

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract with the Joint Venture of KPMG LLP, and Williams, Adley & Company LLP to Increase the maximum amount payable by \$121,000, for the Annual Audit of the June 30, 2002 Financial Statements and Implementation of the new Governmental Accounting Standards, for an aggregate maximum amount payable of no more than \$397,500 (Resolution No. 82-2002)
- (b) Authorizing Assignment to the San Francisco Bicycle Coalition, a California public benefit nonprofit corporation, and First Amendment to Pier 40 Interim Sublease and Agreement to conduct a bicycle rental and repair business at South Beach harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 83-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Letter Agreement with the Mayor's Office of Public Finance for Reimbursement of consultant costs in an amount not to exceed \$50,000 in furtherance of Exclusive Negotiations with the Hunters Point Shipyard Primary Developer; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 84-2002)

Action Taken: _____

(d) Workshop on the Status of Redevelopment Planning Activities for the Proposed Mid-Market Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session None.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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MAY 28 2002

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A G E N D A

Tuesday, May 28, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of April 9, May 14, and 21, 2002
- (b) Authorizing a Fifth Amendment to the Personal Services Contract with Willie B. Kennedy in the amount of \$25,700, for a total aggregate amount not to exceed \$444,660, and Extending the Time of Performance for three months for Community Outreach Services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 85-2002)
- (c) Authorizing a Fifth Amendment to the Personal Services Contract with Cassandra Tompkins in the amount of \$14,000, for a total aggregate amount not to exceed \$241,365, and Extending the Time of Performance for three months for Administrative Services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 86-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management, in an amount not to exceed \$500,000 to Provide Environmental, Geotechnical and Engineering Services on an as-needed basis; All Redevelopment Project Areas and other Designated Sites (Resolution No. 87-2002)

Action Taken: _____

- (e) Authorizing the Executive Director to Execute a Construction Contract with Roebuck Construction, Inc., a California corporation, in an amount not to exceed \$340,004 for Construction of Improvements at the Children's Center Complex at Yerba Buena Gardens on Central Block Three (Parcel CB-3); Yerba Buena Center Redevelopment Project Area (Resolution No. 88-2002)

Action Taken: _____

- (f) Authorizing the Termination of the Loan Program Agreement with Community Bank of the Bay, a California State chartered commercial bank, for the Administration of the Agency's Fillmore Jazz Preservation District Revolving Loan Program and Directing the Executive Director to take all necessary steps to enforce the Agency's rights following termination; Western Addition Redevelopment Project Area A-2 (Resolution No. 89-2002)

Action Taken: _____

- (g) Authorizing a Second Amendment to the Personal Services Contract with McCoy's Patrol Service Increasing the maximum compensation by \$40,000, for a total aggregate amount not to exceed \$400,000, to Modify the Scope of Services to Provide for Security Services at Agency property located at 4800 Third Street; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 90-2002)

Action Taken: _____

- (h) Workshop on the Schematic Design for the South Beach Park and Harbor Improvement Project; Rincon Point-South Beach Redevelopment Project

- (i) Workshop on the Affordable Homeownership Programs

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:

- (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case

- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding Purchase of the Univista Apartments, 1340 Turk Street, Western Addition Redevelopment Project Area A-2. Property Owner: L & L Enterprises: Agency Negotiators: Olson Lee, Sean Spear and Michele Davis.
- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to lease rent and terms of payment. The property is located at 4800 Third Street, San Francisco in the Bayview Hunters Point Redevelopment Survey Area and the potential lessee with whom the Agency may negotiate is MUNI-S.F. Municipal Railway. Agency negotiators: Olson Lee, Matt Schwartz, Stan Muraoka and June Bartholomew.
- (d) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Jauernick, et al. v. the Redevelopment Agency of the City and County of San Francisco, et al, San Francisco County Superior Court Action No. 407109.

11. Adjournment

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

11
THERE WILL BE NO COMMISSION MEETING ON

14
JUNE 4, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

JUNE 11, 2002

10-31-01
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MAY 31 2002

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Prepared and mailed May 30, 2002

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
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JUN 10 2002

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A G E N D A
Tuesday, June 11, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
 - (a) Settlement Authority Approved by the Commission at the May 28, 2002 Closed Session Item 10 (d) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Jauernick, et al. v. the Redevelopment Agency of the City and County of San Francisco, et al, San Francisco County Superior Court Action No. 407109.

3. Matters of Unfinished Business:

CONTINUED FROM THE APRIL 23, AND MAY 14, 2002 MEETING

- (a) Approving the Revision of the Agency's Purchasing Policy for Legal Contracts to Defend Complaints, Claims, and Litigation filed against the Agency; All Redevelopment Project Areas (Resolution No. 69-2002)

STAFF WILL RECOMMEND AN INDEFINITE CONTINUANCE FOR ITEM 3 (a)

Action Taken: _____

CONTINUED FROM THE APRIL 30TH MEETING

- (b) Authorizing an Amendment to the Agency's Housing Participation Policy to Amend the Housing Participation Requirements for all residential developments; All Redevelopment Project Areas (Resolution No. 71-2002)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 28, 2002
- (b) Declaring the Intention to Reimburse Expenditures from the Proceeds of Obligations to be issued by the Redevelopment Agency of the City and County of San Francisco (Resolution No. 91-2002)

- (c) Authorizing a Second Amendment to a Loan Agreement with Conard Housing Development Corporation, a California nonprofit public benefit corporation, Extending the completion schedule for the Rehabilitation of 16 beds of extremely low-income rental housing at 3327-3331 26th Street; Citywide Tax Increment Housing Program (Resolution No. 92-2002)
- (d) Authorizing a First Amendment to the Letter Agreement with the San Francisco Department of Public Works, which Increases the maximum amount of compensation payable by the Agency, by \$100,000, for an aggregate amount not to exceed \$210,000, for services related to environmental remediation; Mission Bay North and South Redevelopment Project Areas (Resolution No. 93-2002)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing an Amendment to the Agency's Fiscal Year 2001-2002 Budget (Resolution No. 34-2001, adopted February 27, 2001), a Cooperation Agreement with the City and County of San Francisco, and Amending the Agency's Statement of Indebtedness for Fiscal Year 2001-2002 (Resolution No. 94-2002)

Action Taken: _____

- (f) Authorizing the Executive Director to Exercise an Option to Lease Property and to Execute a Lease with the Port of San Francisco for a portion of Parcel N-2 (Rempp Sailing Ship site); Rincon Point-South Beach Redevelopment Project (Resolution No. 95-2002)

Action Taken: _____

- (g) Authorizing the Executive Director to Exercise a Letter Agreement with the Port of San Francisco for Removal of the Rempp Sailing Ship and for Related Improvements as part of the South Beach Park and Harbor Improvement Project; Rincon Point-South Beach Redevelopment Project (Resolution No. 96-2002)

Action Taken: _____

- (h) Authorizing a Fifth Amendment to the Personal Services Contract with Agape Outreach Center, a California nonprofit public benefit corporation, Extending the term of the contract to December 6, 2002 and Increasing the amount of the contract by an amount not to exceed \$135,760.25 for a total aggregate amount not to exceed \$505,276.69; Citywide Tax Increment Housing Program (Resolution No. 97-2002)

Action Taken: _____

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President

8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding terms of a lease with Carmen's Restaurant regarding the site located at Pier 38/40 in the Rincon Point - South Beach Redevelopment Project Area. Agency negotiators: Marcia Rosen, Amy Neches, Judy Eng, and Barbara Amato.
 - (b) Pursuant to Government Code § 54956(a): Conference with Legal Counsel regarding litigation: Armax Yerba Buena, LLC v. SFRA (Superior Court Case No. CGC-01-402761)
 - (c) Pursuant to Government Code § 54956.8, to instruct the Agency's real property negotiators with respect to terms and conditions regarding the proposed lease of the Agency owned site known as Jessie Square, located on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. Potential lessee's negotiators: Mark Farrar and Philip E Aarons. Agency negotiators: Marcia Rosen, Helen Sause, William Carney and Judy Eng.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
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Benny Y. Yee

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, June 18, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Don Capobres, Senior Project Manager, Program and Project Management, to participate in the 2002-2003 Leadership San Francisco Program, expenses not to exceed \$2,200.00 for tuition and travel expenses (Resolution No. 98-2002)
- (b) Authorizing Enrollment in an Enterprise Agreement between the City and County of San Francisco and ASAP Software, for Microsoft Software Licensing Services in an amount not to exceed \$70,500 over a thirty-six month period (Resolution No. 99-2002)
- (c) Authorizing a 2002-2003 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$564,840 from July 1, 2002 to June 30, 2003 as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 100-2002)
- (d) Authorizing a 2002-2003 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$755,000, from July 1, 2002 to June 30, 2003, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 101-2002)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing an Assignment and Assumption Agreement with Bridge Housing Corporation, a California nonprofit public benefit corporation, to Purchase real property located at 5600 Third Street for \$9,750,000 and related costs, with the total amount not to exceed \$9,800,000, for the Development of very low and low income rental housing and low and moderate income for-sale housing; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 102-2002)

Action Taken: _____

- (f) Authorizing an Exclusive Negotiations Agreement with Bridge Housing Corporation, a California nonprofit public benefit corporation, leading to the long term lease of real property at 5600 Third Street for the Development of very low and low income rental housing with ground floor commercial space and low and moderate income for-sale housing; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 103-2002)

Action Taken: _____

- (g) Authorizing a Tax Increment Predevelopment Loan Agreement in an amount not to exceed \$200,000 with Bridge Housing Corporation, a California nonprofit public benefit corporation, for the Development of very low and low income rental housing and low and moderate income for-sale housing at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 104-2002)

Action Taken: _____

- (h) Authorizing an Owner Participation Agreement with Good Fortune and Wisdom, LLC for the Rehabilitation and Development of 1818-1822 Eddy Street, between Divisadero and Scott Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 105-2002)

Action Taken: _____

- (i) Conditionally Approving the three-phase Master Plan and the Schematic Design of the Phase 1 and Phase 2 Improvements for the Development of 1818-1822 Eddy Street, located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 106-2002)

Action Taken: _____

- (j) Authorizing a First Amendment to the Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco, in an amount not to exceed \$500,000 for a total aggregate amount not to exceed \$3,505,449, and Extending the term of the contract through June 30, 2003, for the Housing Opportunities for Persons With AIDS Rental Assistance Program (Resolution No. 107-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

Notice of Budget Hearing and Public Comment:

The Agency's proposed budget for fiscal year 2002/03 will be reviewed by the Budget Committee of the Board of Supervisors on June 20th. While no specific time is set when the Agency's budget will be heard, it is unlikely that the Agency's budget will be reviewed before 3:30 p.m., given the numerous other departments before the Agency. The Budget Committee will take public comment at the end of the day, after all of the day's departmental budgets are reviewed. The public comment must be relevant to the Agency's proposed budget and not address other non-budget matters.

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JUN 17 2002

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**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

Date: June 18, 2002

NOTICE

**The regular meeting of the Housing Committee scheduled for
June 18, 2002 has been cancelled.**

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06-17-02A10:05 RCV0

**NOTE: QUESTIONS MAY BE DIRECTED TO Lynn Hua, Housing
Committee Secretary at (415) 252-3142.**

02

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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JUN 24 2002

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A G E N D A
Tuesday, June 25, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 11, 2002
- (b) Continuing the Authorization of an Amendment to the Agency's Housing Participation Policy to Amend the Housing Participation Requirements for all residential developments from the Commission meeting of July 9, 2002 to the Commission meeting of July 23, 2002 (Resolution No. 108-2002)
- (c) Approving a Fiscal Year 2002-2003 Budget for the South of Market Project Area Committee in an amount not to exceed \$181,920 and authorizing a Fourth Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, a California non-profit public benefit corporation, to extend the contract by three months and to increase the maximum amount payable by \$27,480 for an aggregate amount not to exceed \$531,663; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 109-2002)
- (d) Authorizing the Executive Director to Execute a Fourth Amendment to the Personal Services Contract with Emily Rogers to Extend the Time of Completion from June 30, 2002 to September 30, 2002 and Increase the Amount of Compensation by \$13,650 for an Aggregate Amount Not to Exceed \$172,250, for Secretarial/Coordinating Services for the Bayview Hunters Point Project Area Committee; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 110-2002)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing a Fourth Amendment to the Housing Opportunities for Persons With AIDS Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, increasing the contract by \$20,908, for an aggregate amount not to exceed \$3,629,622, in connection with the Acquisition and Rehabilitation of a 45 very low income bed facility located at 141 Leland Avenue (Resolution No. 111-2002)

Action Taken: _____

Items 4 (f) – 4 (j) are related to the Agency's Annual HOPWA Funding of Licensed Residential Care Facilities for the Chronically Ill

- (f) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, in an amount not to exceed \$1,450,020 for the Leland House at 141 Leland Avenue to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 112-2002)

Action Taken: _____

- (g) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$479,350 for the Richard M. Cohen Residence, a residential care facility located at 220 Dolores Street, to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 113-2002)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Larkin Street Youth Services, a California nonprofit public benefit Corporation, in an amount not to exceed \$348,144 for its assisted care facility at 129 Hyde Street to provide housing and 24-hour care and supervision to youth living with HIV/AIDS (Resolution No. 114-2002)

Action Taken: _____

- (i) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Maitri, a California nonprofit corporation, in an amount not to exceed \$492,167 for its residential care facility located at 401 Duboce Street to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 115-2002)

Action Taken: _____

- (j) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, in an amount not to exceed \$710,252 for the Peter Claver Community Facility located at 1340 Golden Gate Avenue to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 116-2002)

Action Taken: _____

- (k) Authorizing a Second Amendment to a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing, a Delaware nonprofit corporation, to Extend the Agreement term (Resolution No. 117-2002)

Action Taken: _____

Items 4 (l) – 4 (m) are related to the HOPWA Rental Subsidy/Assistance Program

- (l) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, in an amount not to exceed \$150,000 for the supportive services related to the HOPWA Rental Subsidy Program (Resolution No. 118-2002)

Action Taken: _____

- (m) Authorizing a three-year Housing Opportunities for Persons with AIDS Rental Subsidy Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an annual Amount Not to Exceed \$3,250,000 (Resolution No. 119-2002)

Action Taken: _____

- (n) Authorizing a Purchase and Sale Agreement with Mary J. Buffington and payment of related closing costs for a total amount not to exceed \$560,000 for the Agency's repurchase of a single family residence at 1992 Ellis Street pursuant to the Agency's Affordable Homeownership Program; Western Addition Redevelopment Project Area A-2 (Resolution No. 120-2002)

Action Taken: _____

Items 4 (o) – 4 (r) are related to the Acquisition and Rehabilitation of the Dudley Apartments, 172 Sixth Street; South of Market Earthquake Recovery Project Area.

- (o) Public Hearing to hear all persons interested in the disposition of Agency land by Ground Lease at 172 Sixth Street

Authorizing a Ground Lease Agreement with Mercy Housing California XXII, a California limited partnership, for the Acquisition and Rehabilitation of 75 units of very low and low-income rental housing at the Dudley Apartments, 172 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 121-2002)

Action Taken: _____

- (p) Authorizing a First Amendment to a Tax Increment Loan Agreement with Mercy Housing California XXII, a California limited partnership, in an amount not to exceed \$5,302,754 plus any accrued interest, Modifying the terms of repayment, for the Acquisition and Rehabilitation of 75 very low and low-income rental units at the Dudley Apartments, 172 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 122-2002)

Action Taken: _____

- (q) Authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an amount not to exceed \$700,000 for the acquisition and rehabilitation of 8 units of very low and low-income rental housing for persons living with HIV/AIDS at the Dudley Apartments located at 172 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 123-2002)

Action Taken: _____

- (r) Authorizing a Standby Payment Agreement with Mercy Housing California XXII, a California limited partnership, and with the permanent lender, in an amount not to exceed \$800,000, plus applicable interest and other associated costs, to guarantee the payment of a certain mortgage in conjunction with the Acquisition and Rehabilitation of 75 units of very low and low-income housing at the Dudley Apartments, 172 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 124-2002)

Action Taken: _____

- (s) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$300,000 for homeowner assistance, as part of the Agency's Affordable Homeownership Program and other housing development services; Western Addition Redevelopment Project A-2, Hunters Point Redevelopment Project Area and other redevelopment project areas and survey areas (Resolution No. 125-2002)

Action Taken: _____

- (t) Authorizing a Lease Agreement with the City and County of San Francisco Municipal Railway for Agency-owned property located at 4800 Third Street for its Third Street Light Rail Project Public Information Office; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 126-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

4
THERE WILL BE NO COMMISSION MEETING ON

10/1
JULY 2, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 9, 2002

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02

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Marcia Rosen, Executive Director
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A G E N D A
Tuesday, July 9, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials - www.ci.sf.ca.us/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business

CONTINUED FROM THE JUNE 25, 2002 COMMISSION MEETING

- (a) Authorizing a Purchase and Sale Agreement with Mary J. Buffington and payment of related closing costs for a total amount not to exceed \$560,000 for the Agency's repurchase of a single family residence at 1992 Ellis Street pursuant to the Agency's Affordable Homeownership Program; Western Addition Redevelopment Project Area A-2 (Resolution No. 120-2002)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of June 18 and 25, 2002
- (b) Authorizing a Second Amendment to the Tax Increment Affordable Housing Program Loan Agreement with Bayanihan Partners, a California limited partnership, to conform the affordability restrictions between existing agency loan documents and to add use restrictions for the commercial space in conjunction with the Acquisition and Rehabilitation of 152 units of very low income rental housing at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Project Area (Resolution No. 127-2002)
- (c) Authorizing a Third Amendment to the Community Development Block Grant Loan Agreement with Bayanihan Partners, a California limited partnership, to conform the affordability restrictions between existing agency loan documents for the Acquisition and Rehabilitation of 152 units of very low income rental housing at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Project Area (Resolution No. 128-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a Personal Services Contract with the Freelon Group, Inc. a North Carolina Corporation, in an amount not to exceed \$1,648,000 to provide architectural and museum planning services for the Museum of the African Diaspora; Yerba Buena Center Redevelopment Project Area (Resolution No. 129-2002)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Operating Agreement and Sustainability Plan for Zeum, Yerba Buena Center

- (e) Authorizing a Seventh Amendment to the Operating Agreement with Zeum, a California non profit public benefit corporation to provide support for the implementation of Zeum's Sustainability Plan, increasing the fiscal year 2002-2003 annual contribution by \$200,000 for a total aggregate amount not to exceed \$793,000; Yerba Buena Center Redevelopment Project Area (Resolution No. 130-2002)

Action Taken: _____

- (f) Authorizing a Third Amendment to the Personal Services Contract with Sherry Kafka Wagner increasing the amount of compensation by \$50,000 for a total aggregate amount not to exceed \$210,000 and extending the term of the agreement for oversight of the implementation of Zeum's Sustainability Plan; Yerba Buena Center Redevelopment Project Area (Resolution No. 131-2002)

Action Taken: _____

Items 4 (g) – 4(i) are related to the Senior Housing Development on Parcel 1 of Block N3A, Mission Bay North

- (g) Authorizing a First Amendment to the Exclusive Negotiations Agreement with Mercy Housing California, a California nonprofit, public benefit corporation to extend the term for 12 months for negotiating a lease and development agreement for the development of Affordable Housing on Parcel 1 of Block N3a; Mission Bay North Redevelopment Project Area (Resolution No. 132-2002)

Action Taken: _____

- (h) Expressing the Agency's Intent to issue Multifamily Mortgage Revenue Bonds or notes in One or More Series in an Amount Not to Exceed \$25,000,000 to Finance residential facilities for redevelopment purposes on Parcel 1 of Block N3a; Mission Bay North Redevelopment Project Area (Resolution No. 133-2002)

Action Taken: _____

- (i) Authorizing Execution of a Purchase and Sale Agreement and related documents with the City and County of San Francisco ("City") for the construction and sale to City of a branch public library on a portion of Parcel 1 in Block N3a for a purchase price of \$3,267,000 to be adjusted based on the actual cost of development of the branch library; Mission Bay North Redevelopment Project Area (Resolution No. 134-2002)

Action Taken: _____

- 5. Matters not appearing on Agenda
 - 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7. Report of the President
 - 8. Report of the Executive Director
 - 9. Commissioners' Questions and Matters
 - 10. Closed Session
 - (a) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Management Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams
 - (b) Pursuant to government Code §54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
 - 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO GINA SOLIS,
ACTING AGENCY COMMISSION SECRETARY, AT (415) 749-2458

THERE WILL BE NO COMMISSION MEETING ON
JULY 16, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON
JULY 23, 2002

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Prepared and mailed July 11, 2002

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A
Tuesday, July 23, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business

CONTINUED FROM THE APRIL 30TH, JUNE 11TH & JULY 9TH MEETINGS

- (a) Authorizing an Amendment to the Agency's Housing Participation Policy to Amend the Housing Participation Requirements for all residential developments; All Redevelopment Project Areas (Resolution No. 71-2002)

Action Taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing Execution of a Personal Services Contract with Ciber, Inc., a Delaware Corporation, in an amount not to exceed \$200,000, for consulting services regarding the OneWorld accounting software system upgrade. (Resolution No. 135-2002)

Action Taken: _____

- (b) Authorizing the Reallocation of the remaining uncommitted funds in the amount of \$63,136 from the Chinatown Economic Development Plan's Planning and Administration, Loan Program, Marketing, and Aesthetics line items to the Program Planning and Administrative line item; and Authorizing an Eleventh Amendment to the Personal Services Contract with Chinatown Economic Development Group, a California nonprofit Public Benefit Corporation, to increase the maximum amount by \$63,136 for a total aggregate amount not to exceed \$687,759, and extend the term of the agreement to July 31, 2003 for Administrative Services in support of the implementation of the Chinatown Economic Development Plan. (Resolution No. 136-2002)

Action Taken: _____

- (c) Approving the Schematic Design for the South Beach Park and Harbor Improvement Project; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 137-2002)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of Professional and Technical Engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Williams and Chris Iglesias.
- (b) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: Armax Yerba Buena, LLC v. San Francisco Redevelopment Agency, San Francisco County Superior, Case No. CGC-01-402761
- (c) Pursuant to Government Code §54956.8 to instruct the Agency's negotiators with respect to terms and conditions of payment regarding the proposed lease of the Agency owned site known as Jessie Square, located on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Helen Sause, William Carney and Judy Eng

11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
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Darshan Singh
Benny Y. Yee

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, July 30, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing a Tax Increment Loan Agreement with 32-40 6th Street, LLC, a California limited liability company, in an amount not to exceed \$142,785, for predevelopment activities related to the rehabilitation of the Seneca Hotel, located at 32-40 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 138-2002)

Action Taken: _____

- (b) Authorizing Agency's Consent, as Lender, to the First Amendment to the Master Lease and the Assignment of Rights under the Master Lease, both between 32-40 6th Street, LLC, a California limited liability company, and Tenderloin Housing Clinic, a California nonprofit public benefit corporation, in conjunction with the rehabilitation of the Seneca Hotel, located at 32-40 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 139-2002)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association Manager/Supervisor unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Williams and Chris Iglesias
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the conveyance of Hunters Point Shipyard from the U.S. Navy to the Agency. Agency negotiators: Marcia Rosen, Don Capobres, Joanne Sakai.

City of San Francisco negotiators: Jesse Blout, MOED and Michael Cohen of the City Attorney's Office.

- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Exclusive Negotiations Agreement with Lennar BVHP Partners, LLC for Hunters Point Shipyard. Agency negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, Matt Schwartz, Gaynell Armstrong. City negotiators: Jesse Blout, MOED and Michael Cohen, Office of the City Attorney.

11. Adjournment



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REDEVELOPMENT AGENCY of the City and County of San Francisco



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON
AUGUST 6, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

AUGUST 13, 2002

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AUG 2 2002

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REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Darshan Singh
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A G E N D A
Tuesday, August 13, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business

CONTINUED FROM THE JULY 23, 2002 COMMISSION MEETING

- (a) Approving the Schematic Design for the South Beach Park and Harbor Improvement Project; Rincon Point-South Beach Redevelopment Project (Resolution No. 137-2002)

Action Taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Amending Salary Resolution No. 186-2001 to Revise the Compensation for certain represented classifications retroactive to January 7, 2002 (Resolution No. 140-2002)

Action Taken: _____

- (b) Establishing Classifications of Positions and Compensation for the Agency staff for fiscal year 2002-2003 and Establishing the Authority for Appointment to and Vacation from positions under said classifications and other matters (Resolution No. 141-2002)

Action Taken: _____

- (c) Authorizing Execution of a Memorandum of Agreement with San Francisco Redevelopment Employee Association for the period of July 1, 2002 through June 30, 2004 (Resolution No. 142-2002)

Action Taken: _____

- (d) Approving a Revision to the Agency's Purchasing Policy and Procedures to Increase the Executive Director's Expenditure Authority for contracts from \$20,000 to \$50,000 on an interim basis for a period of one year; All Redevelopment Project Areas (Resolution No. 143-2002)

Action Taken: _____

ITEMS 4 (e) and (f) WILL NOT BE HEARD PRIOR TO 6:00 P.M.

- (e) Authorizing an Owner Participation Agreement and Amendment of the Addendum to the Agreement Contemplating a Negotiated Disposition of Land For Private Redevelopment with 1600 Webster Street Associates, LLC, a California limited liability company, for the Development of the property located at 1790 Post Street, located at the northeast corner of Webster and Post Streets (Assessor's Block 685, Lot 51); Western Addition A-2 Redevelopment Project Area (Resolution No. 144-2002)

Action Taken: _____

- (f) Conditionally Approving the Schematic Design submitted by 1600 Webster Street Associates, LLC, a California limited liability company, for the Development of the property located at 1790 Post Street, located at the northeast corner of Webster and Post Streets (Assessor's Block 685, Lot 51); Western Addition A-2 Redevelopment Project Area (Resolution No. 145-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case
 11. Adjournment
-

602

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



PLEASE NOTE CHANGE OF MEETING LOCATION

CITY HALL, ROOM 250
BOARD OF SUPERVISORS CHAMBERS

1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102

www.sfgov.org/sfra

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A G E N D A

Tuesday, August 20, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Closed Session Meeting held on August 13, 2002

- (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case – Approval of settlement of construction contract claims: Dennis J. Amoroso Construction Co., Inc. v. San Francisco Redevelopment Agency
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of July 9 and 23, 2002
- (b) Authorizing Travel for Sylvester McGuire, Senior Contract Compliance Specialist, George Bridges, and Josephine Lee, Contract Compliance Specialist II's, to Attend the American Contract Compliance Association's (ACCA) 16th National Training Institute in Baltimore, Maryland, from August 27- September 1, 2002 at a cost not to exceed \$4,040 (Resolution No. 146-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Personal Services Contract with Kennedy-Tompkins Consultants, Inc., a California corporation, in an amount not to exceed \$174,964 per year for a three year period, subject to the availability of funds, to provide administrative services to the Hunters Point Shipyard Citizen's Advisory Committee and outreach and information services, site office management and property management assistance; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 147-2002)

Action Taken: _____

- (d) Workshop presentation of proposals for the development of Parcel 732-A; Western Addition
Redevelopment Project Area A-2

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

02
2

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamoutian, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 27, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Letter of Agreement with the San Francisco Arts Commission to Extend the time of performance for providing administrative services for the Fillmore Bridge Artwork Project; Western Addition Redevelopment Project Area-A-2 (Resolution No. 148-2002)

Action Taken: _____

REGULAR AGENDA

- (b) Commending and Expressing Appreciation to Matthew Schwartz for years of dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 149-2002)

Action Taken: _____

- (c) Authorizing a Second Amendment to the Yerba Buena Gardens Management Contract with KTB Realty Partners, Inc., a California corporation, to Extend the term to August 31, 2003, for gardens management services, Yerba Buena Center Redevelopment Project Area (Resolution No. 150-2002)

Action Taken: _____

- (d) Authorizing the Second Amendment to the Legal Services Contract with Kutak Rock LLP, a Nebraska limited liability partnership, increasing the contract by \$225,000 for a Total Aggregate Amount Not to Exceed \$445,000 for Legal Services Related to the Transfer of the Shipyard from the Navy; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 151-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: Armax Yerba Buena, LLC, a California Limited Liability Company v. San Francisco Redevelopment Agency, San Francisco County Superior, Case No. CGC-01-402761
 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Chantel L. Walker, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

SEPTEMBER 3, 2002

08-30-02A13:29 RC/1

THE NEXT REGULAR MEETING WILL BE HELD ON

SEPTEMBER 10, 2002

Please note that the September 10th Commission Meeting
will be held in the Agency Offices, 770 Golden Gate Avenue,
3rd Floor Commission Board room

Prepared and mailed August 29, 2002

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Kathryn C. Palamountain, Vice-President

Mark Dunlop

Leroy King

Ramon E. Romero

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



PLEASE NOTE CHANGE OF MEETING LOCATION

**COMMISSION BOARD ROOM, ROOM 300
770 GOLDEN GATE AVENUE – 3RD FLOOR**

SAN FRANCISCO, CA 94102

www.sfgov.org/sfra

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A G E N D A

Tuesday, September 10, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held at the Redevelopment Agency Offices, Commission Board Room (Room 300), 3rd Floor, 770 Golden Gate Avenue (at Gough Street), San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, seven blocks from the Redevelopment Agency offices. Accessible MUNI lines serving this location are: #47 Van Ness, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Golden Gate and Gough Streets. There are nearby commercial parking lots along Golden Gate Avenue near Franklin and along Franklin Street near Golden Gate Avenue.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 30, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Election of President

Action Taken: _____

- (c) Commending and Expressing Appreciation to Chantel L. Walker for her services upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 152-2002)

Action Taken: _____

- (d) Workshop on the Bi-County Transportation Study, an Analysis of Regional Transportation Needs in the Southeast Sector of the City and County of San Francisco and the Northeast Sector of the County of San Mateo; Bayview Hunters Point Redevelopment Survey Area
- (e) Authorizing Exclusive Negotiations with City-Core/Johnson Fillmore Partners, a California limited liability company, for the Disposition and Development of Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 153-2002)

Action Taken: _____

- (f) Authorizing Exclusive Negotiations with Fillmore Development Associates, a California limited liability company, for the Disposition and Development of Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 154-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President

Kathryn C. Palamountain, Vice-President

Mark Dunlop

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, September 17, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Amy Neches, Senior Project Manager, to attend the Urban Land Institute Fall Meeting in Las Vegas, Nevada from October 29 to November 1, 2002, at a cost not to exceed \$1,585 (Resolution No. 155-2002)
- (b) Authorizing the Ninth Amendment to the Letter Agreement with the Treasure Island Development Authority, to increase the amount by \$45,000 for a total aggregate contract amount not to exceed \$316,132 and to extend the term to June 30, 2003 for oversight of environmental remediation activities (Resolution No. 156-2002)
- (c) Authorizing a First Amendment to the Personal Services Contract with 3D/International, Inc., a Texas corporation, to extend the time for completion of Strategic Facilities Management Consulting Services at Yerba Buena Gardens through December 31, 2003; Yerba Buena Center Redevelopment Project Area (Resolution No. 157-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a Third Amendment to the Grant Agreement with the Yerba Buena Alliance, a California nonprofit mutual benefit corporation for an annual grant of \$25,000 for an additional three years and an aggregate grant of \$250,000; Yerba Buena Center Redevelopment Area (Resolution No. 158-2002)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Personal Services Contract with Darby J. Kremers, an independent contractor, to extend the time of performance to December 31, 2002, for Real Estate Consulting Services; All Redevelopment Project and Survey Areas (Resolution No. 159-2002)

Action Taken: _____

- (f) Authorizing a Sublease with Carmen and Benito Solis, doing business as Carmen's Restaurant, for \$1,200 per month and a 20 month lease term for a portion of the bulkhead building and property located at Pier 38/40; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 160-2002)

Action Taken: _____

- (g) Workshop on the Agency's Affordable Homeownership Program Revisions

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

- (a) Update on the Status of the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Exclusive Negotiations Agreement with Lennar BVHP Partners, LLC for Hunters Point Shipyard. Agency/City negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, Olson Lee, Gaynell Armstrong, Jesse Blout (MOED) and Michael Cohen (Office of the City Attorney).
- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's negotiators with respect to terms and conditions of payment regarding the proposed lease of the property known as the Jessie Hotel, located in the Paramount Apartments building at the northeast corner of Mission and Third Streets; Yerba Buena Center Redevelopment Project Area

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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SEP 23 2002

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A G E N D A
Tuesday, September 24, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Heidi Gewertz, Staff Attorney, to travel to Washington, D.C. on October 16-18, 2002 to attend the Institute for Professional and Executive Development, Inc.'s Housing Tax Credit Seminar for a cost not to exceed \$1,800 (Resolution No. 161-2002)
- (b) Authorizing a Second Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, to Extend the contract term for four months and to increase the total compensation in an amount of \$20,000 for an aggregate contract amount not to exceed \$210,000 for security guard services at South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 162-2002)
- (c) Authorizing a Revision to the Ground Lease Agreement with Mercy Housing California XXII, a California limited partnership, requiring approval by the Board of Supervisors of the City and County of San Francisco for certain future sales of the improvements at the Dudley Apartments, 172 Sixth Street, in conjunction with the acquisition and rehabilitation of 75 units of very low and low-income rental housing; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 163-2002)
- (d) Authorizing Approval of Lease Terms between the New Delhi Restaurant and MM Preservation L.P., a California limited partnership, pursuant to the Maria Manor Ground Lease for property located at 174 Ellis Street, Affordable Housing Preservation Program (Resolution No. 164-2002)
- (e) Authorizing a First Amendment to the Personal Services Contract with the Japanese Community Youth Council, fiscal agent to the Japantown Task Force, Inc., to Extend the time of completion to December 1, 2002, for the implementation of the Japantown Comprehensive Community Plan; Western Addition A-2 Redevelopment Project Area (Resolution No. 165-2002)

Action Taken: _____

REGULAR AGENDA

- (f) Approving a Personal Services Contract with the San Francisco Community Clinic Consortium, a California non-profit public benefit corporation, in the amount of \$136,440 for services as fiscal agent for the South of Market Project Area Committee; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 166-2002)

Action Taken: _____

Items 4 (g), 4 (h) and 4 (i) are related to the 827 Howard Street Project

- (g) Authorizing a Second Amendment to the Owner Participation Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation to Revise the schedule of performance and other technical changes for the mixed-use, low income senior development at 827 Howard Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 167-2002)

Action Taken: _____

- (h) Authorizing a First Amendment to the Commercial Loan Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, to Reduce the loan amount by \$393,000 to an adjusted amount not to exceed \$986,000, for the retail/institutional component of the mixed-use low income senior housing development, 827 Howard Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 168-2002)

Action Taken: _____

- (i) Authorizing a Grant Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$1,014,000, for the re-landscaping of the common area adjacent to the Clementina Towers, 320 Clementina Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 169-2002)

Action Taken: _____

- (j) Authorizing a Personal Services Contract with KTB Realty Partners, Inc., a California corporation, and Ella Hill Hutch Hill Community Center, a California non profit corporation, as joint venturers, in an amount not to exceed \$405,166 for a three-year term, and subject to the availability of funds, to provide streetscape maintenance and related services on Fillmore Street, in the Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 170-2002)

Action Taken: _____

- (k) Approving a Fiscal Year 2002-2003 Budget for the Bayview Hunters Point Project Area Committee in an amount not to exceed \$191,286 for administrative and operations costs: Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 171-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Exclusive Negotiations Agreement with Lennar BVHP Partners, LLC for Hunters Point Shipyard. Agency/City negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, Gaynell Armstrong, Jesse Blout (MOED) and Michael Cohen (Office of the City Attorney).
 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

OCTOBER 1, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

OCTOBER 8, 2002

09-10-02 10:10 AM

Prepared and mailed September 26, 2002

DOCUMENTS DEPT.

SEP 30 2002

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of the

City and County of San Francisco



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OCT 7 2002

A G E N D A
Tuesday, October 8, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials — www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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- (e) Authorizing the Issuance of Special Tax Bonds for Community Facilities District No. 6 (Mission Bay South Public Improvements) in an amount not to exceed \$39,330,000, Approving and Directing the Execution of a First Supplement to Fiscal Agent Agreement, a Supplement No. 1 to Acquisition Agreement, a Bond Purchase Agreement and Approving other related documents and actions; Mission Bay South Redevelopment Project Area (Resolution No. 175-2002)

Action Taken: _____

- (f) Authorizing a Second Amendment to the Regulatory and Grant Agreement with Mercy Housing California X, a California limited partnership, in an amount not to exceed \$127,626 for a total aggregate amount of \$1,957,626 for certain costs in connection with the rehabilitation of the Rose Hotel at 125 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 176-2002)

Action Taken: _____

- (g) Workshop on the Status of the Agency's Revitalization Efforts in the Fillmore Jazz Preservation District; Western Addition Approved Redevelopment Project Area A-2

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code § 54956(a): Conference with Legal Counsel regarding existing litigation: Armax Yerba Buena, LLC v. SFRA (Superior Court Case No. CGC-01-402761)

- (b) Pursuant to Government Code § 54957 on personnel matters: Annual public employee performance evaluation for the Executive Director

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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Erwin R. Tanjuaquio, Commission Secretary



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OCT 15 2002

A G E N D A
Tuesday, October 15, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Closed Session Meeting held on October 8, 2002

- (a) Pursuant to Government Code § 54956(a): Conference with Legal Counsel regarding existing litigation: Armax Yerba Buena, LLC v. SFRA (Superior Court Case No. CGC-01-402761)
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 20, 2002
- (b) Authorizing Martha Walters, Environmental Assessment Specialist, to attend the Brownfields 2002 Conference in Charlotte, North Carolina, from November 12-15 2002, at a cost not to exceed \$1,396 (Resolution No. 177-2002)
- (c) Authorizing Olson Lee, Assistant Deputy Executive Director Housing Division, to attend the National Association of Local Housing Finance Agencies' (NALHFA) Fall Educational Conference on November 14-16, 2002 in New Orleans, Louisiana, at a cost not to exceed \$1,645 (Resolution No. 178-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing Execution of Personal Services Contracts with firms listed on a panel of Real Estate Economics Firms for Consulting Services for a three-year period in a total aggregate amount not to exceed \$955,000 on an as-needed basis and subject to the availability of funds; all Redevelopment Project Areas and Survey Areas (Resolution No. 179-2002)

Action Taken: _____

- (e) Authorizing a Third Amendment to the Architectural Agreement with Adele Naude Santos and Associates in an amount not to exceed \$10,000 for additional Architectural Services for the Children's Center, located on Central Block Three; Yerba Buena Center Redevelopment Project Area (Resolution No. 180-2002)

Action Taken: _____

- (f) Authorizing a First Amendment to the Construction Contract with Alten Construction Co. Inc., a California corporation to Extend the performance date, from July 16, 2002, to December 18, 2002, for the production and installation of exterior signage at the Children's Center at Yerba Buena Gardens on Central Block Three (Parcel CB-3); Yerba Buena Center Redevelopment Project Area (Resolution No. 181-2002)

Action Taken: _____

- (g) Authorizing Negotiations with Skidmore Owings & Merrill LLP for a Personal Services Contract to prepare a Design for Development document for the proposed Transbay Redevelopment Project Area; Transbay Survey Area (Resolution No. 182-2002)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Govt. Code Section 54957.6 to instruct Agency designated representatives to negotiate with SFREA (two bargaining units – Mgmt Unit & Prof/Tech Unit), Local 790, and Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, Bertha Ontiveros, and Ora Meacham

11. Adjournment

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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Mark Dunlop
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OCT 21 2002

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A G E N D A
Tuesday, October 22, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 27, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a Personal Services Contract with the San Francisco African American Historical & Cultural Society, a California non-profit public benefit corporation, in an amount not to exceed \$123,024 for a Research, Education and Documentation Program of the pioneers and heroes included in the O'Farrell Street Plaza Names Project; Western Addition Redevelopment Project Area A-2 (Resolution No. 183-2002)

Action Taken: _____

- (c) Authorizing an Extension of time for the Plan Adoption Consultant Panel from December 31, 2002 to September 30, 2003 to continue work on plan adoptions and plan amendments in Redevelopment Survey and Project Areas (Resolution No. 184-2002)

Action Taken: _____

Items 4 (d) through 4 (k) are related to Central Block One, Yerba Buena Center

- (d) Authorizing a Disposition and Development Agreement with CB-1 Entertainment Partners LP, a California limited partnership, that amends and restates the development requirements for the Jessie Square parcel, the Jessie Square Garage and related improvements on Central Block One, bounded by Market, Mission, Third and Fourth Streets, and also providing for the sale of additional transferable development rights from Parcel CB-1-JSS; Yerba Buena Center Redevelopment Project Area (Resolution No. 185-2002)

Action Taken: _____

- (e) Authorizing a Fourth Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners LP, a California limited partnership, concerning the development of the Market Street parcel on Central Block One; Yerba Buena Center Redevelopment Project Area (Resolution No. 186-2002)

Action Taken: _____

- (f) Authorizing the Seventh Amendment to the Agreement for Disposition of Land for private development with the Mexican Museum, a California nonprofit public benefit corporation, that revises the development schedule and requirements for a Museum building on Parcel CB-1-MM, the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 187-2002)

Action Taken: _____

- (g) Authorizing a Sixth Amendment to the Disposition and Development Agreement with the Magnes Museum (formerly the Jewish Museum San Francisco), a California nonprofit public benefit corporation, concerning the development of disposition parcel CB-1-JSS, on Central Block One; Yerba Buena Center Redevelopment Project Area (Resolution No. 188-2002)

Action Taken: _____

- (h) Authorizing the Fourth Amendment to the Agreement for Disposition of Land for private development with L-O SOMA Holding, Inc., a Delaware corporation, dba the Argent Hotel, to accommodate Jessie Garage work on Argent Hotel parcels 3706-H, 3706-H(1), 3706-H(2A) and 3706-H(2B), located at the southwest corner of Third and Stevenson Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 189-2002)

Action Taken: _____

- (i) Authorizing a Third Amendment to the Amended Owner Participation Agreement with the Roman Catholic Archbishop of San Francisco, a California corporation sole, to accommodate Jessie Garage work on St. Patrick's Church property, located on Lots 14 and 68 of Assessor's Block 3706, on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 190-2002)

Action Taken: _____

- (j) Expressing the Intent to Issue Tax Allocation Bonds, in one or more series to finance the Jessie Square Garage, the substructure of two cultural facilities, improvements to the Jessie Square area, and related costs on Central Block One, (Assessor's Block 3706, portion of Lot 117) for redevelopment purposes in an amount not to exceed \$43,100,000, subject to approval by the Board of Supervisors; Yerba Buena Center Redevelopment Project Area (Resolution No. 191-2002)

Action Taken: _____

- (k) Approving an Amendment to the Budget of the Redevelopment Agency of the City and County of San Francisco for fiscal year 2002-2003 by increasing the Agency's expenditure authority in an amount not to exceed \$43,100,000 to fund the construction of a Parking Garage, Jessie Square Plaza and related improvements; Yerba Buena Center Redevelopment Project Area (Resolution No. 192-2002)

Action Taken: _____

- 5. Matters not appearing on Agenda
 - 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7. Report of the President
 - 8. Report of the Executive Director
 - 9. Commissioners' Questions and Matters
 - 10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the conveyance of Hunters Point Shipyard from the U.S. Navy to the Agency. Agency negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, Jesse Blout (MOED) and Michael Cohen (City Attorney's Office).
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms with regard to a foreclosure sale. The property is located at 1330 Turk Street. The owner of the property is L & L Enterprises, Inc. Agency negotiators: Olson Lee, Sean Spear and Michele Davis.
 - 11. Adjournment
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02

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
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OCT 28 2002

A G E N D A
Tuesday, October 29, 2002 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 10, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Approving a Panel of outside Legal Counsel for Public Finance/Bond Counsel for three years and Authorizing legal services contracts on an as-needed basis (Resolution No. 193-2002)

Action Taken: _____

- (c) Public Hearing on the Mid-Market Redevelopment Plan Draft Environmental Impact Report (DEIR)

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

NOVEMBER 5, 2002

THE NEXT REGULAR MEETING WILL BE HELD ON

NOVEMBER 12, 2002

Prepared and mailed October 31, 2002

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A G E N D A
Tuesday, November 12, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of September 17 and 24, October 8 and 15, 2002
- (b) Authorizing Edmund W. Ong, Architecture and Engineering Supervisor, to attend the 2002 Annual Conference of the American Institute of Architects California Council (AIACC) on November 15-17, 2002 in Palm Springs, California, at a cost not to exceed \$1,400 (Resolution No. 194-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Workshop on the South of Market Earthquake Recovery Redevelopment Project Area

<u>ITEM 4 (d) WILL NOT BE HEARD PRIOR TO 5:00 P.M.</u>

- (d) Public Hearing on the Transbay Terminal/Caltrain Downtown Extension Redevelopment Project Draft Environmental Impact Statement/Report (DEIS/DEIR)

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None**.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President

Kathryn C. Palamounain, Vice-President

Mark Dunlop

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, November 19, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA. ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of October 22 and 29, 2002
- (b) Authorizing a First Amendment to a Housing Opportunities for Persons With AIDS Capital Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an existing loan amount not to exceed \$700,000, to modify the interest rate, for the acquisition and rehabilitation of 8 units of very low and low-income rental housing for persons living with HIV/AIDS at the Dudley Apartments, 172 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 195-2002)
- (c) Authorizing a First Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract term for four months and increase the total compensation in an amount of \$30,000 for an aggregate contract amount not to exceed \$220,000 (Resolution No. 196-2002)

Action Taken: _____

REGULAR AGENDA

- (d) Approving the re-naming of the area known as O'Farrell Street Plaza located at the east side of Fillmore at O'Farrell Street as the Gene Earl Suttle Memorial Plaza subject to the necessary approvals and directing the Executive Director to take appropriate implementing actions; Western Addition Redevelopment Project Area A-2 (Resolution No. 197-2002)

Action Taken: _____

- (e) Authorizing a Seventh Amendment to the Exclusive Negotiations Agreement with Lennar/BVHP, LLC, a California limited liability company, to revise the schedule of performance and budget and extend the term for 12 months; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 198-2002)

Action Taken: _____

- (f) Authorizing a Maintenance and Management Agreement with the Port of San Francisco for three years, in an amount not to exceed \$390,000 for the first year and subject to appropriation of funds for the second and third years, for the provision of maintenance and management services for Rincon Park; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 199-2002)

Action Taken: _____

- (g) Authorizing the Executive Director to Enter into a Tax Increment Loan Agreement with 480 Valencia, Inc., a California nonprofit corporation, for an amount not to exceed \$4,000,000 in conjunction with the acquisition, predevelopment, and rehabilitation of 63 very low income family rental units at Mariposa Gardens Apartments, 2445 Mariposa Street, as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 200-2002)

Action Taken: _____

- (h) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue bonds in one or more series in an amount not to exceed \$12,000,000 to finance the rehabilitation of residential facilities known as the Mariposa Gardens Apartments, 2445 Mariposa Street; as part of the Agency's Housing Preservation Program; Citywide Affordable Housing Program (Resolution No. 201-2002)

Action Taken: _____

- (i) Workshop on the proposed Six on Sixth Economic Revitalization Program, South of Market Earthquake Recovery Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session

- (a) Closed Session: Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with a sublease of the harbor services building at South Beach Harbor with the South Beach Yacht Club; Rincon Point-South Beach Redevelopment Project Area. Agency negotiators: Amy Neches, Jim Nybakken, Tracie Reynolds, Ricky Tijani, Barbara Amato

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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A G E N D A

Tuesday, November 26, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 12, 2002
- (b) Authorizing a Sixth Amendment to the Personal Services Contract with the Market Street Association, a California non-profit public benefit corporation, to increase the contract amount by \$40,000, for a total aggregate amount not to exceed \$341,000 and to extend the term until June 30, 2003, for administrative and community outreach services in support of the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 202-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing the creation of an Economic Revitalization Program known as "Six on Sixth" and the allocation of funding in the amount of \$750,000, to provide loans and technical assistance to business and property owners on Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 203-2002)

Action Taken: _____

- (d) Authorizing a Third Amendment to the Letter Agreement with the Mayor's Office of Community Development, to extend the term through December 31, 2003, and to increase the maximum amount payable by \$592,000, for implementation of the Economic Revitalization Program known as "Six on Sixth", for an aggregate amount not to exceed \$2,085,713; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 204-2002)

Action Taken: _____

- (e) Authorizing a First Amendment to the 2002-2003 Housing Opportunities for Persons With AIDS (HOPWA) Fiscal Agent Agreement with the County of San Mateo, to increase the contract amount by \$297,000, for a total aggregate amount not to exceed \$1,052,000, for acquisition of two HOPWA units as part of the HOPWA Program (Resolution No. 205-2002)

Action Taken: _____

- (f) Authorizing the expenditure of \$500,000 to provide construction bonds and loan guarantees as part of the Citywide Surety Bond Program Guarantee Pool administered by the Human Rights Commission of the City and County of San Francisco (Resolution No. 206-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code § 54957.6 to instruct Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association (Professional/ Technical Unit). Agency negotiators: Marcia Rosen, Ayisha Benham and Ora Meacham.
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcel 732-A located on Fillmore Street, between Ellis and Eddy Streets, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Development Associates. Agency negotiators: Marcia Rosen, Joanne Sakai, Tracie Reynolds, Shirley Wysinger and Ricky Tijani.
 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

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**THERE WILL BE NO COMMISSION MEETING ON
DECEMBER 3, 2002**

**THE NEXT REGULAR MEETING WILL BE HELD ON
DECEMBER 10, 2002**

Prepared and mailed November 26, 2002

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, December 10, 2002 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 19, 2002
- (b) Authorizing an Amendment to the Exclusive Negotiations period to extend the term for six months and a First Amendment to a Predevelopment Grant Agreement to modify the schedule of performance with Conard House, Inc., a California nonprofit public benefit corporation, for the acquisition and rehabilitation of 55 very low income rental units at the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 208-2002)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing the Issuance, Sale and Delivery of Variable Rate Demand Multifamily Housing Revenue Bonds, 2002 Series A (Leland Polk Senior Community) in an aggregate amount not to exceed \$10,200,000; determining and prescribing certain related matters; and Approving and Authorizing related actions and the execution and delivery of related documents (Resolution No. 209-2002)

Action Taken: _____

- (d) Authorizing an Amended and Restated Standby Payment Agreement with Mercy Housing California XVIII, L.P., a California limited partnership, and with the Leland Polk Senior Community permanent lender, in an amount not to exceed \$6,000,000, plus applicable interest and other associated costs, to guarantee the payment of certain mortgage revenue bonds for the acquisition and rehabilitation of 72 units of very low income senior housing at the Leland Polk Senior Community, 1301-1327 Polk Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 210-2002)

Action Taken: _____

- (e) Conditionally Approving a Revised Schematic Design, including a public art element and light tower for the Market Street Plaza, and other design refinements for the Yerba Buena Lane between Market and Mission Streets, east of the Marriott Hotel, Central Block 1; Yerba Buena Center Redevelopment Project Area (Resolution No. 211-2002)

Action Taken: _____

- (f) Conditionally Approving the Schematic Design for the Museum of the African Diaspora to be located in the St. Regis Museum Tower development on parcel EB-2A at the southeast corner of Third and Mission Streets, Yerba Buena Center Redevelopment Project Area (Resolution No. 212-2002)

Action Taken: _____

- (g) Authorizing Execution of Personal Services Contracts with a panel of surveying firms in a total aggregate amount not to exceed \$100,000 for a three-year period on an as-needed basis and subject to the availability of funds to provide survey and mapping services; All Redevelopment Project Areas and Survey Areas (Resolution No. 213-2002)

Action Taken: _____

Items 4 (h), 4 (i) and 4 (j) are related to the Derek Silva Community Project

- (h) Authorizing the Executive Director to Execute with Mercy Housing XVII, L.P., a California limited partnership: 1) a Purchase and Sale Agreement for the Agency purchase of the land; 2) a Ground Lease; and, (3) a Standby Payment Agreement to guarantee the payment of certain mortgage revenue bonds in an amount not to exceed \$5,440,000; for the acquisition and rehabilitation of 68 units of very low income housing at the Derek Silva Community at 1580-98 Market Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 214-2002)

Action Taken: _____

- (i) Authorizing the Issuance, Sale and Delivery of Variable Rate Demand Multifamily Housing Revenue Bonds, 2002 Series D (Derek Silva Community) in an aggregate principal amount not to exceed \$13,300,000 determining and prescribing certain related matters; Approving and Authorizing related actions and delivery of related documents (Resolution No. 215-2002)

Action Taken: _____

- (j) Authorizing a Financial Adjustment Factor Capital Loan Agreement with Mercy Housing XVII, L.P., a California limited partnership, in an amount not to exceed \$1,066,000 for the acquisition and rehabilitation of 68 very low income rental units and approximately 6,400 square feet of ground floor commercial space at the Derek Silva Community, 1580-1598 Market Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 216-2002)

Action Taken: _____

- (k) Authorizing a Second Amendment to a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, to increase the contract amount by \$110,000 for a total amount not to exceed \$572,000, and to extend the term for six months, for the supportive services related to the HOPWA Rental Subsidy Program (Resolution No. 217-2002)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

**Tuesday, December 10, 2002
1 Dr. Carlton B. Goodlett Place, Room 416, 4:00 p.m.**

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: **Meeting of September 17, 2002**
3. Report of the Director and other staff
4. Matters of Unfinished Business: **None**
5. Matters of New Business:
 - a. Consideration and recommendation of approval to the Mayor of funds for:
1301-1327 Polk Street (Leland Polk Senior Community)
\$1,943,257 in Prop A financing
Rehabilitation of 72 units of rental housing for low-income seniors
Mercy Housing California (MHC)
6. Persons wishing to address the Members on Non-Agenda, but Housing Committee related matters
7. Closed Session Matters: **None**
8. Adjournment

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HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM

Disability Access

The meeting/hearing will be held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, a wheelchair accessible room. The closest accessible BART Station is Civic Center, three blocks from City Hall. Accessible MUNI Lines serving this location are: #42 Downtown Loop, and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

There is accessible parking available in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

Large print copies of the agenda will be made available on request. Please contact Lynn Hua at (415) 252-3142 at least two business days in advance of need.

In order to allow individuals with environmental illness to attend meetings, all are asked to refrain from wearing perfume or other scented products.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

TRANSLATION SERVICES

Interpreters for languages other than English are available on request. Sign language interpreters are also available on request. For either accommodation, contact Lynn Hua at (415) 252-3142 at least two business days before a meeting.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact Donna Hall by mail at Administrator, Sunshine Ordinance Task Force I Dr. Carlton B. Goodlett Place, room 409, San Francisco, CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854; or by email at Donna_Hall@ci.sf.ca.us

Each agenda of a policy body covered by this Sunshine Ordinance shall include the address, area code and phone number, fax number, e-mail address, and a contact person's name for the Sunshine Ordinance Task Force. Information on how to obtain a free copy of the Sunshine Ordinance shall be included on each agenda.

Editorial Note: On 2/23/00, the person listed in the City's website (www.ci.sf.ca.us (go to Board of Supervisors prompt, then to Sunshine Ordinance Task Force)) for information on the Sunshine Ordinance or to report a violation is:

Ryan Brooks
Administrative Services
1 Dr. Carlton B. Goodlett Place, Room 362
(415) 554-6083 (voice) / (415) 554-6177 (fax)
email: Ryan_Brooks@ci.sf.ca.us

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code Section 16.520-16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, #701, SF 94102, phone (415) 554-9510, fax (415) 703-0121 and website <http://www.ci.sf.ca.us/ethics/>.

SUBMITTING WRITTEN PUBLIC COMMENT TO THE HOUSING COMMITTEE

Persons who are unable to attend the public meeting may submit to the Housing Committee, by the time the proceedings begins, written comments regarding the subject of the meeting. These comments will be made a part of the official public record, and brought to the attention of the Housing Committee. Written comments should be submitted to Lynn Hua, Secretary of the Housing Committee, at the Mayor's Office of Housing, 25 Van Ness Avenue, Suite 600, San Francisco, CA 94102.

ORAL PUBLIC COMMENT TO THE HOUSING COMMITTEE

Public comment will be taken on each item being considered by the Housing Committee prior to the Committee's vote.
Rev.10/00



Notice of Public Hearing

Public Hearing on Draft Environmental Impact Report

The following Draft Environmental Impact Report (DEIR) has its public hearing before the Planning Commission at its Regular Meeting of December 12, 2002 and will start at 12:30 p.m. in Rm. 400 of City Hall. The last date for receipt of written comment is Dec. 17, 2002. If you have any questions please contact Carol Roos of the Planning Department at 558-5990 or Lisa M. King of the San Francisco Redevelopment Agency at 749-2504. Written public comments should be directed to Lisa M. King, Senior Planner, at the San Francisco Redevelopment Agency address noted below.

Case No.: 2002.0805E

Title: Mid-Market Redevelopment Plan

Hearing Date: Thursday Dec. 12th

Close for Written Public Comment: Tuesday Dec. 17th at 5:00 pm.

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The DEIR contains information about the potential environmental effects of the proposed project, including potentially significant impacts related to historic architectural resources and transportation. Preparation of a DEIR does not indicate a decision by the San Francisco Redevelopment Agency or the City to approve or disapprove the proposed project.

Project Description: The San Francisco Redevelopment Agency (SFRA) proposes a Mid-Market Redevelopment Plan (Mid-Market Plan) and a Mid-Market Special Use District (SUD) zoning overlay. The proposed Mid-Market Redevelopment Project Area (Project Area) is generally from Fifth Street to Tenth Street along the Market and Mission Streets corridor, in San Francisco. The Project Area includes 14 Assessor's Blocks in part or in their entirety: 341, 342, 350, 355 (North of Market), 3507, 3508, 3509, 3701, 3702, 3703, 3704, 3725, 3727, and 3728 (South of Market). The SUD also includes Assessor's Block 351 (North of Market).

The Mid-Market Plan is a 30-year program that would authorize the SFRA to participate in certain projects and programs to help alleviate blighting conditions in the Project Area. It is proposed as an incremental, urban infill and rehabilitation program for private properties and public facilities within the Project Area. The proposed Mid-Market Plan is designed to encourage and assist in the development of a more land-use intensive mixed-use district than currently exists with emphasis on increasing residential development; expanding existing arts, cultural and entertainment activities; aiding existing businesses and attracting new commercial development; and rehabilitating existing commercial and residential space in historic buildings. In addition, the Mid-Market Plan calls for the development and rehabilitation of affordable housing units and affordable community-service office space. To support the Project Area's projected growth in population, and to serve the City and the region, the Mid-Market Plan proposes additional facilities to house civic, social and cultural services and activities, and public capital improvements with an emphasis on upgrading public streetscapes and transit facilities. The Mid-Market Plan also proposes creation of a shared community parking system and modification of minimum on-site parking requirements. A limited number of shared, short-term public parking facilities are proposed within the Project Area.

Lead Agencies: San Francisco Redevelopment Agency
770 Golden Gate Avenue, 3rd Floor
San Francisco, CA 94102

Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103

Draft EIR Availability: Copies of the DEIR are available at the San Francisco Redevelopment Agency, Third Floor Reception, 770 Golden Gate Avenue, San Francisco. Referenced material is also available for review upon request at the San Francisco Redevelopment Agency.

7/02

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, December 17, 2002 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA. ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 26, 2002
- (b) Amending Resolution No. 141-2002 to revise the compensation for Agency staff (Resolution No. 218-2002)
- (c) Authorizing the waiver of berthing fees for nonprofit community sailing organizations for a maximum of seven berths in South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 219-2002)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time 4 (d) (e) (f) & (g): 15 minutes

Items 4 (d), 4 (e), 4 (f) and 4 (g) are related to the Antonia Manor Project

- (d) Authorizing a Second Amendment to the CDBG Affordable Housing Program Loan Agreement with AM Preservation, L.P., a California limited partnership, to increase the loan amount by \$500,000, for a total aggregate amount not to exceed \$2,723,208 and to revise the schedule of performance for the rehabilitation of 133 units of very low income rental housing units at the Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 220-2002)

Action Taken: _____

- (e) Authorizing a First Amendment to the Standby Payment Agreement with AM Preservation, L.P., a California limited partnership, to increase the Agency's contingent standby payment obligation by \$29,700 for a total aggregate amount not to exceed \$1,899,700 plus related costs, for the rehabilitation of 133 units of very low income rental housing units at the Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 221-2002)

Action Taken: _____

- (f) Authorizing a Second Amendment to the Antonia Manor Ground Lease with AM Preservation, L.P., a California limited partnership, to revise the schedule of performance for the rehabilitation of 133 units of very low income rental housing units at the Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 222-2002)

Action Taken: _____

- (g) Authorizing a Tax Increment Affordable Housing Loan Agreement to AM Preservation, L.P., a California limited partnership, in an amount not to exceed \$1,903,330 for the rehabilitation of 133 units of very low income rental housing units at the Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 223-2002)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Authorizing a Technical Assistance Agreement with the Corporation for Supportive Housing, a Delaware-based nonprofit corporation, in an amount not to exceed \$100,000, for as-needed technical assistance services to supportive housing developers and operators. Citywide Tax Increment Housing Program (Resolution No. 224-2002)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (i) Quarterly Report from the Public Initiatives Development Corporation, a California nonprofit public benefit corporation, on the development status of the Plaza Hotel Replacement Project, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (j) Workshop on the Basic Concept Drawings of the Plaza Hotel Replacement Project, 988 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case

Staff presentation estimated time: 5 minutes

- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Exclusive Negotiations Agreement with Lennar BVHP Partners, LLC for the Hunters Point Shipyard. Agency negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, and Tracie Reynolds.

11. Adjournment
-

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETINGS ON

**DECEMBER 24 AND 31, 2002
AND
JANUARY 7, 2003**

THE FIRST REGULAR MEETING FOR 2003 WILL BE HELD ON

JANUARY 14, 2003

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Kathryn C. Palamountain, Vice-President
Mark Dunlop
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
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AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

JANUARY 7, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 14, 2003

Prepared and mailed December 31, 2002

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, January 14, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 10 and 17, 2002

Action Taken: _____

REGULAR AGENDA

- (b) Election of President and Vice President (calendar year 2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (c) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series to finance the acquisition and rehabilitation of a multifamily residential rental housing development known as the Herald Hotel, located at 308 Eddy Street, pursuant to the Agency's Housing Preservation Program, for redevelopment purposes in an amount not to exceed \$10,000,000; Citywide Housing Program (Resolution No. 1-2003)

Action Taken: _____

Staff presentation estimated time 4 (d) & (e): 15 minutes

- (d) Authorizing the Seventh Amendment to the Disposition and Development Agreement with Armax Yerba Buena LLC, a California limited liability company, to revise the schedule of performance and modify certain terms and conditions regarding a full-service grocery store at 399 Fourth Street (Parcel 3751-H), in accordance with the approved and executed settlement agreement; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 2-2003)

Action Taken: _____

- (e) Authorizing Approval of the Reinstated Lease between Armax Yerba Buena LLC, a California limited liability company, and Whole Foods Market California, Inc., a California corporation, regarding a full-service grocery store at 399 Fourth Street (Parcel 3751-H), in accordance with the approved and executed settlement agreement; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 3-2003)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (f) Authorizing a First Amended Exclusive Negotiations Agreement with Fillmore Development Associates, LLC, a California limited liability company, to extend the first benchmark date for the approval of the basic concept design and clarify certain terms and conditions for the proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets, Western Addition Redevelopment Project Area A-2 (Resolution No. 4-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (g) Public Hearing to hear all persons interested in the five-year Implementation Plan for the Hunters Point Shipyard Redevelopment Project Area

Adoption of the Five-Year Implementation Plan for the Hunters Point Shipyard Redevelopment Project Area (Resolution No. 5-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Awarding Contract RPSB 002-002 and Authorizing the Execution of a construction contract with Power Engineering Contractors, Inc., in an amount not to exceed \$110,323.50 for South Beach Harbor "A" dock repairs; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 6-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Assessor Block 3740, Lot No. 27, located mid-block on Main and Spear Streets between Howard and Folsom Streets within the Transbay Redevelopment Survey Area and the party with whom the Agency may negotiate is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, and Tracie Reynolds.
 11. Adjournment
-

5
/03

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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A G E N D A

Tuesday, January 21, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Execution of an Equipment Lease Agreement with Toshiba Financial Services and a General Maintenance Agreement with American Business Equipment, Inc. a California corporation, for three Model e-Studio 550 digital copiers in a total amount not to exceed \$75,000 for the three-year term, subject to annual appropriation (Resolution No. 7-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Conditionally Approving the Amended Combined Basic Concept and Schematic Design for Parcel 1 of Block N3, which is located at King, Fourth, and Berry Streets, pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay North Redevelopment Project Area (Resolution No. 8-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Conditionally Approving the Overall Development Plan and Schematic Design for Parcel X4 located at 499 Illinois Street in Mission Bay South pursuant to an Owner Participation Agreement with Esprit de Corp., a California corporation; Mission Bay South Redevelopment Project (Resolution No. 9-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Approving a Personal Services Contract with Skidmore Owings & Merrill, LLP, a New York limited liability partnership, in an amount not to exceed \$500,000 to prepare a Design for Development document for the proposed Transbay Redevelopment Project Area; Transbay Redevelopment Survey Area (Resolution No. 10-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$180,000 for environmental and design work of the proposed South Basin Bridge/Roadway project; Hunters Point Shipyard Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 11-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

CONTINUED FROM THE JANUARY 14, 2003 COMMISSION MEETING

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Assessor Block 3740, Lot No. 27, located mid-block on Main and Spear Streets between Howard and Folsom Streets within the Transbay Redevelopment Survey Area and the party with whom the Agency may negotiate is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, and Tracie Reynolds.

11. Adjournment
-

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

Date: January 21, 2003

NOTICE

**The regular meeting of the Housing Committee scheduled for
January 21, 2003 has been cancelled.**

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**NOTE: QUESTIONS MAY BE DIRECTED TO Lynn Hua, Housing
Committee Secretary at (415) 252-3142.**

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Ramon E. Romero, Vice-President
Mark Dunlop
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A G E N D A
Tuesday, January 28, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials. - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Third Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, to extend the contract term for one month and to increase the total compensation in an amount of \$5,000 for an aggregate contract amount not to exceed \$215,000 for security guard services at South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 12-2003)
- (b) Authorizing application for and acceptance of a grant from the California Department of Boating and Waterways in an amount not to exceed \$39,000 for marine sewage pump out stations at South Beach Harbor, Rincon Point-South Beach Redevelopment Project Area (Resolution No. 13-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing the Redevelopment Agency of the City and County of San Francisco to Enter into loan agreements with the San Francisco Redevelopment Financing Authority in the combined aggregate principal amount not to exceed \$144,600,000 relating to the issuance of three series of tax allocation revenue bonds by the City and County of San Francisco Redevelopment Financing Authority, Approving the official statements and bond purchase contracts relating to the bonds, and Authorizing and Approving other matters properly relating thereto (Resolution No. 14-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Approving a Waiver of the Agency's Conflict of Interest policy for Conley Consulting Group, a sole proprietorship, to provide economic and financial analysis services to Fillmore Development Associates, LLC, in connection with the exclusive negotiations for the disposition and development of Agency parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 15-2003)

Action Taken: _____

AFTER THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcel 732-A located on Fillmore Street, between Ellis and Eddy Streets, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Development Associates. Agency negotiators: Marcia Rosen, Joanne Sakai, Tracie Reynolds, Shirley Wysinger and Ricky Tijani.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms. The property under consideration for rental is a 1,390-square-foot space at West Bay Conference Center on Fillmore Street in the Western Addition Redevelopment Project Area A-2. Agency negotiators: Tracie Reynolds, Shirley Wysinger and Denise Blades.

11. Adjournment

City and County of San Francisco REDEVELOPMENT FINANCING AUTHORITY



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
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NOTICE OF SPECIAL MEETING

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Tuesday, January 28, 2003

JAN 27 2003

CITY AND COUNTY OF SAN FRANCISCO REDEVELOPMENT FINANCING AUTHORITY

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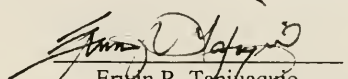
NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Special Meeting on **Tuesday, January 28, 2003**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. The business to be transacted at this meeting consists of:

1. Election of Officers.
2. Resolution No. 1-2003, Authorizing the Issuance by the City and County of San Francisco Redevelopment Financing Authority of three series of tax allocation revenue bonds, in the combined aggregate principal amount not to exceed \$144,600,000, Approving forms of indentures of trust, loan agreements, bond purchase contracts and official statements, Authorizing the loan agreement with the Redevelopment Agency of the City and County of San Francisco, Authorizing the sale of the bonds, and Authorizing and Approving other matters properly relating thereto

Action Taken: _____

3. Adjournment

Members of the public have a right to comment on the matter(s) described above before consideration of the item.


Erwin R. Tanjuaquio
Financing Authority Secretary

03
meeting

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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1 DR. CARLTON B. GOODLETT PLACE
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www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

FEBRUARY 4, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

FEBRUARY 11, 2003

Prepared and mailed January 30, 2003

DOCUMENTS DEPT.

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REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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A G E N D A

Tuesday, February 11, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business

CONTINUED FROM THE JANUARY 14 AND 21, 2003 COMMISSION MEETINGS

Staff presentation estimated time: 15 minutes

- (a) Authorizing a First Amended Exclusive Negotiations Agreement with Fillmore Development Associates, LLC, a California limited liability company, to extend the first benchmark date for the approval of the basic concept design and clarify certain terms and conditions for the proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets, Western Addition Redevelopment Project Area A-2 (Resolution No. 4-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 14, 2003

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (b) Authorizing an Amendment to Article III, Section 31 of the Agency's By-Laws to change its regularly scheduled Commission meetings presently held on Tuesdays at 4:00 p.m. of each week (Resolution No. 16-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (c) Commending and expressing appreciation to Helen L. Sause for her services on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 17-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing an Agreement for the Sale and Purchase of real estate with the City and County of San Francisco, a municipal corporation, in an amount not to exceed \$900,000, for the acquisition of the MUNI substation site, located at 1140 Fillmore Street/1345 Turk Street; Western Addition Area A-2 Redevelopment Project Area (Resolution No. 18-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Workshop on the proposed Single Room Occupancy Hotel Rehabilitation Loan Program, South of Market Earthquake Recovery Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

ITEM 10 (a) CONTINUED FROM THE JANUARY 28, 2003 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms. The property under consideration for rental is a 1,390-square-foot space at West Bay Conference Center on Fillmore Street in the Western Addition Redevelopment Project Area A-2. Agency negotiators: Marcia Rosen, Joanne Sakai, Tracie Reynolds, Shirley Wysinger, Don Capobres and Denise Blades.

- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to negotiations with L & L Enterprises, a California General Partnership, for the purchase of the Univista Apartments, 1340 Turk Street in the Western Addition Redevelopment Project Area A-2. Agency negotiators: Olson Lee, Sean Spear, and Michele Davis

11. Adjournment

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



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A G E N D A

Tuesday, February 18, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business

CONTINUED FROM THE FEBRUARY 11, 2003 COMMISSION MEETING

Staff presentation estimated time: 5 minutes

- (a) Authorizing an Amendment to Article III, Section 31 of the Agency's By-Laws to change its regularly scheduled Commission meetings presently held on Tuesdays at 4:00 p.m. of each week (Resolution No. 16-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 21, 2003

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Approving a Consultant Panel to provide financial advisory services in connection with bond financings and other related financial services for a period of three years on an as-needed basis (Resolution No. 19-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Personal Services Contract with McCoy's Patrol Service, a California corporation, in an amount not to exceed \$70,000 per year for a three-year period, in a total aggregate amount not to exceed \$210,000 for security guard services at South Beach Harbor and Park; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 20-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Second Amendment to the Letter Agreement with the San Francisco Arts Commission to extend the time of performance by four months for providing administrative services for the Fillmore Street Bridge Artwork Project; Western Addition Redevelopment Project Area A-2 (Resolution No. 21-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Personal Services Contract with KTB Management Group Inc., a California corporation, and SOMA Partnership, a non-profit public benefit corporation, extending the term 24 months and increasing the contract amount by \$257,516, for a total aggregate amount not to exceed \$386,274, subject to availability of funds for steam cleaning and related services for the Sixth Street corridor; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 22-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Workshop on the Agency's implementation of Senate Bills 2113 and 211 and on plan amendment and adoption efforts

Staff presentation estimated time: 10 minutes

- (g) Workshop on the Agency's fiscal year 2003/04 Budget:

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code Section 54957.6 to instruct Agency designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/Technical Unit) and SEIU Local 790. Agency negotiators: Marcia Rosen, Ayisha Benham, Bertha Ontiveros, and Ora Meacham.

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Ramon E. Romero, Vice-President

Mark Dunlop

Leroy King

Kathryn C. Palamountain

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Benny Y. Yee

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A G E N D A
Tuesday, February 25, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Olson Lee, Assistant Deputy Executive Director, Housing Division, to attend the National Association of Local Housing Finance Agencies Spring Educational Conference in Orlando, Florida on April 3-5, 2003 at a cost not to exceed \$1,547 (Resolution No. 23-2003)
- (b) Authorizing Marcia Rosen, Executive Director and Joanne Sakai, Deputy Executive Director for Housing and Community Development, to attend the California Redevelopment Association's (CRA) Annual Conference and Exposition in Palm Springs, California, on March 5-7, 2003, at a cost not to exceed \$4,200 (Resolution No. 24-2003)

Action Taken: _____

REGULAR AGENDA

Items 4 (c), 4 (d) and 4 (e) are related to the proposed Promotions Office for the Fillmore Jazz Preservation District

Staff presentation estimated time 4 (c), (d) and (e): 20 minutes

- (c) Authorizing a Personal Services Contract with Cultural ID, a sole proprietor, for one year with two one-year options, in an amount not to exceed \$75,000 for the first year and with a 5% annual increase for each subsequent year, subject to appropriations of funds, for Promotions Office consulting services for the Fillmore Jazz Preservation District; Western Addition Area A-2 Redevelopment Project Area (Resolution No. 25-2003)

Action Taken: _____

- (d) Authorizing a Lease Agreement with West Bay Local Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$25,200 for office space at 1286 Fillmore Street for a one-year term and with two one-year options, subject to appropriation of funds; Western Addition Area A-2 Redevelopment Project Area (Resolution No. 26-2003)

Action Taken: _____

- (e) Approving an Operating Budget for the Promotions Office for the Fillmore Jazz Preservation District, in an amount not to exceed \$148,000; Western Addition Area A-2 Redevelopment Project Area (Resolution No. 27-2003)

Action Taken: _____

Staff presentation estimated time: 35 minutes

- (f) Workshop II on the Agency's fiscal year 2003/04 Budget

Presentations: Western Addition A-2 Project Area
 Hunters Point Shipyard Project Area
 Hunters Point /India Basin Project Areas/Bayview Survey Area

The Redevelopment Agency Commission will conduct another workshop on the Agency's proposed 2003/2004 Budget and will consider approval of the Agency's 2003/2004 Budget at its March 11th Commission meeting.

Staff presentation estimated time: 5 minutes

- (g) Authorizing the Single Room Occupancy Hotel Rehabilitation Loan Program for a total program amount not to exceed \$700,000 subject to \$500,000 future appropriation of funds; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 28-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Authorizing a Personal Services Contract with Project Sentinel, a California nonprofit public benefit corporation, for one year, with the option to extend the term for up to two additional years, in an amount not to exceed \$35,000 for each year for a total aggregate amount not to exceed \$105,000, for fair housing testing, consulting, and training services; Citywide Tax Increment Housing Program (Resolution No. 29-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

ITEM 10 (a) CONTINUED FROM THE FEBRUARY 18, 2003 COMMISSION MEETING

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government Code Section 54957.6 to instruct Agency designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/Technical Unit) and SEIU Local 790. Agency negotiators: Marcia Rosen, Ayisha Benham, Bertha Ontiveros, and Ora Meacham.

Staff presentation estimated time: 5 minutes

- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Assessor Block 3740, Lot No. 27, located mid-block on Main and Spear Streets between Howard and Folsom Streets within the Transbay Redevelopment Survey Area and the party with whom the Agency may negotiate is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, and Tracie Reynolds.

11. Adjournment
-

REDEVELOPMENT AGENCY

of the

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AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

MARCH 4, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

MARCH 11, 2003

Prepared and mailed February 27, 2003

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MAR 10 2003

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A G E N D A
Tuesday, March 11, 2003 • 4:00 p.m.

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of January 28, February 11 and 18, 2003

Action Taken: _____

REGULAR AGENDA

Items 4 (b), 4 (c) and 4 (d) are related to the Jordan Apartments, 820 O'Farrell Street

Staff presentation estimated time 4 (b), (c) and (d): 10 minutes

- (b) Public hearing to hear all persons interested in the disposition of Agency property by ground lease at 820 O'Farrell Street

Authorizing a Ground Lease for an initial term of 65 years with an option to renew for an additional 34 years with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 30-2003)

Action Taken: _____

- (c) Authorizing a Tax Increment Loan Agreement for an amount not to exceed \$1,250,000 with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 31-2003)

Action Taken: _____

- (d) Authorizing a Regulatory and Grant Agreement in an amount not to exceed \$3,886,864 with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 32-2003)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Senator Residence, 519 Ellis Street

Staff presentation estimated time: 5 minutes

- (e) Authorizing a First Amendment to the Amended and Restated Tax Increment Grant Agreement with Community Housing Partnership, a California non-Profit public benefit corporation, to amend the schedule of performance for the rehabilitation of 86 very low-income rental units, the Senator Residence, 519 Ellis Street; Citywide Tax Increment Housing Program (Resolution No. 33-2003)

Action Taken: _____

- (f) Authorizing a First Amendment to the Tax Increment Loan Agreement with Community Housing Partnership, a California non-profit public benefit corporation to: 1) increase the loan amount for an aggregate total loan amount of \$ 5,005,930.00; 2) revise the construction bridge loan repayment date; and 3) revise the rehabilitation commencement and completion dates for the rehabilitation of 86 very low-income rental units, the Senator Residence, 519 Ellis Street; Citywide Tax Increment Housing Program (Resolution No. 34-2003)

Action Taken: _____

Staff presentation estimated time: 40 minutes

- (g) Workshop III on the Agency's proposed fiscal year 2003/2004 Budget

Presentations: Mid-Market/Transbay Survey Areas
Rincon Point – South Beach Project Area
Mission Bay North and South Project Areas

The Redevelopment Agency Commission will consider approval of the Agency's 2003/2004 Budget at its March 18th Commission meeting.

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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MAR 17 2003

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A G E N D A

Tuesday, March 18, 2003 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA. ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of February 25, and March 11, 2003
- (b) Authorizing payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, for the Agency's share of the cost of the Citywide Surety Bond Program (Resolution No. 35-2003)
- (c) Authorizing Sylvester McGuire, Senior Contract Compliance Specialist, to attend the 20th Anniversary of the National Forum for Black Public Administrators' Annual Conference in Fort Lauderdale, Florida on April 25-30, 2003, at a cost not to exceed \$2,570 (Resolution No. 36-2003)
- (d) Authorizing an extension of time from May 9, 2003 to August 9, 2003 for the Agency's Panel of Independent Fee Appraisers and Appraisal Firms to continue to provide appraisal services on an as-needed basis; All Project Areas (Resolution No. 37-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (e) Adopting the proposed Budget for the period July 1, 2003 through June 30, 2004 and Authorizing the Executive Director to submit the Budget to the Mayor's Budget Office (Resolution No. 38-2003)

Action Taken: _____

Items 4 (f) and 4 (g) are related to the Batmale Site, 227-255 Seventh Street

Staff presentation estimated time: 15 minutes

- (f) Authorizing a Tax Increment Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an amount not to exceed \$5,275,514, subject to future appropriation of funds, for the acquisition, predevelopment, and construction of approximately 57 very low income family rental units at 227-255 Seventh Street (Batmale Site); South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 39-2003)

Action Taken: _____

- (g) Authorizing a Tax Increment Grant Agreement with San Francisco Medical Center Outpatient Improvement Programs, Inc. (commonly known as the South of Market Health Center), a California nonprofit public benefit corporation, in an amount not to exceed \$1,420,917, subject to appropriation of funds, for the acquisition, predevelopment, and construction of an approximately 20,000 square foot health clinic facility at 227-255 Seventh Street (Batmale Site); South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 40-2003)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (h) Authorizing a First Amended Initial Operating Agreement with the Museum of the African Diaspora, a California non-profit public benefit corporation, to increase compensation in an amount not to exceed \$450,000 for a total aggregate amount of \$770,000, to fund start-up costs for an African American museum, located at the St. Regis Museum Tower Development on Parcel EB-2A at the southeast corner of Third and Mission Streets, Yerba Buena Center Redevelopment Project Area (Resolution No. 41-2003)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Approving Amendments to the Redevelopment Plans for the Golden Gateway, Rincon Point-South Beach, Western Addition A-2 and Yerba Buena Center Redevelopment Project Areas to implement Senate Bill 211 and Authorizing Transmittal to the Board of Supervisors of the City and County of San Francisco (Resolution No. 42-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 - (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
 - (b) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: Smith v. Iglesias, et al. San Francisco Superior Court CGC-03-416785
 11. Adjournment
-

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

**Tuesday, March 18, 2003
1 Dr. Carlton B. Goodlett Place, Room 416, 4:00 p.m.**

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: **Meeting of December 10, 2002**
3. Report of the Director and other staff
4. Matters of Unfinished Business: **None**
5. Matters of New Business:
 - a. Consideration and recommendation of approval to the Mayor of funds for:
18th and Alabama Family Apartments (18th and Alabama Streets)
\$878,114 in Prop A financing
New construction of approximately 132 units of rental housing for low-income family
Citizens Housing Corporation (CHC)
6. Persons wishing to address the Members on Non-Agenda, but Housing Committee related matters
7. Closed Session Matters: **None**
8. Adjournment

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HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM

Disability Access

The meeting/hearing will be held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, a wheelchair accessible room. The closest accessible BART Station is Civic Center, three blocks from City Hall. Accessible MUNI Lines serving this location are: #42 Downtown Loop, and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

There is accessible parking available in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

Large print copies of the agenda will be made available on request. Please contact Lynn Hua at (415) 252-3142 at least two business days in advance of need.

In order to allow individuals with environmental illness to attend meetings, all are asked to refrain from wearing perfume or other scented products.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

TRANSLATION SERVICES

Interpreters for languages other than English are available on request. Sign language interpreters are also available on request. For either accommodation, contact Lynn Hua at (415) 252-3142 at least two business days before a meeting.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact Donna Hall by mail at Administrator, Sunshine Ordinance Task Force 1 Dr. Carlton B. Goodlett Place, room 409, San Francisco, CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854; or by email at Donna_Hall@ci.sf.ca.us

Each agenda of a policy body covered by this Sunshine Ordinance shall include the address, area code and phone number, fax number, e-mail address, and a contact person's name for the Sunshine Ordinance Task Force. Information on how to obtain a free copy of the Sunshine Ordinance shall be included on each agenda.

Editorial Note: On 2/23/00, the person listed in the City's website (www.ci.sf.ca.us (go to Board of Supervisors prompt, then to Sunshine Ordinance Task Force)) for information on the Sunshine Ordinance or to report a violation is:

Ryan Brooks
Administrative Services
1 Dr. Carlton B. Goodlett Place, Room 362
(415) 554-6083 (voice) / (415) 554-6177 (fax)
email: Ryan_Brooks@ci.sf.ca.us

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code Section 16.520-16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, #701, SF 94102, phone (415) 554-9510, fax (415) 773-0121 and website <http://www.ci.sf.ca.us/ethics/>.

SUBMITTING WRITTEN PUBLIC COMMENT TO THE HOUSING COMMITTEE

Persons who are unable to attend the public meeting may submit to the Housing Committee, by the time the proceedings begins, written comments regarding the subject of the meeting. These comments will be made a part of the official public record, and brought to the attention of the Housing Committee. Written comments should be submitted to Lynn Hua, Secretary of the Housing Committee, at the Mayor's Office of Housing, 25 Van Ness Avenue, Suite 600, San Francisco, CA 94102.

ORAL PUBLIC COMMENT TO THE HOUSING COMMITTEE

Public comment will be taken on each item being considered by the Housing Committee prior to the Committee's vote.
Rev.10/00

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, March 25, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Closed Session meeting held on March 18, 2003

- (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: Settlement Agreement for Mission Housing Development Corporation v. SMWM, et al. – San Francisco Superior Court Case Number 409999
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract term for three months and increase the total compensation by \$25,000 for an aggregate contract amount not to exceed \$245,000 (Resolution No. 43-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Conditionally Approving the Schematic Design for the Plaza Hotel Development located at 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 44-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Approving the Replacement Housing Plan for the Plaza Hotel, a 37-unit single room occupancy hotel at 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No.45-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a First Amendment to the Tax Increment Affordable Housing Program Predevelopment Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by \$1,189,639, for a total aggregate amount not to exceed \$1,689,639, for the predevelopment and construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studios, 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 46-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

Staff presentation estimated time: 5 minutes

- (a) Quarterly Report from the Public Initiatives Development Corporation, a California non-profit public benefit corporation, on the development status of the Plaza Hotel Replacement Project, 988-992 Howard Street
9. Commissioners' Questions and Matters
 10. Closed Session

Staff presentation estimated time: 20 minutes

- (a) Pursuant to Government Code §54956.9(b): Conference with Legal Counsel regarding anticipated litigation: three potential cases.

11. Adjournment
-

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



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Benny Y. Yee
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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

APRIL 1, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

APRIL 8, 2003

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MAR 31 2003

Prepared and mailed March 27, 2003

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A
Tuesday, April 8, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Closed Session meeting held on March 18, 2003

- (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: Settlement Agreement for Mission Housing Development Corporation v. SMWM, et al. – San Francisco Superior Court Case Number 409999

3. Matters of Unfinished Business

Item 3 (a) continued from the March 18, 2003 Commission Meeting

Staff presentation estimated time: 10 minutes

- (a) Approving Amendments to the Embarcadero-Lower Market (Golden Gateway), Rincon Point-South Beach, Western Addition A-2 and Yerba Buena Center Redevelopment Plans to remove debt incurrence deadlines by adoption of an ordinance in accordance with Senate Bill 111 and Authorizing transmittal to the Board of Supervisors of the City and County of San Francisco (Resolution No. 42-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 18, 2003
- (b) Authorizing a Second Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract term for three months and increase the total compensation by \$25,000 for an aggregate contract amount not to exceed \$245,000 (Resolution No. 43-2003)

- (c) Authorizing a Third Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, for security services at the Hunters Point Shipyard to extend the contract term until December 31, 2003 and increase the Contract amount by \$130,000 for a total aggregate amount not to exceed \$530,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 44-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Conditionally Approving the Schematic Design for the Plaza Hotel development located at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 45-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Approving the Replacement Housing Plan for the Plaza Hotel, a 37-unit single room occupancy hotel at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No.46-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a First Amendment to the Tax Increment Affordable Housing Program Predevelopment Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by \$1,189,639, for a total aggregate amount not to exceed \$1,689,639, for the predevelopment and construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studios, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 47-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Approving the Relocation Plan and the Relocation Budget in an amount not to exceed \$950,000 for the existing 37-unit single room occupancy hotel, commercial space and Bindlestiff Studios at the Plaza Hotel, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 48-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Public hearings on the five-year implementation plans for the Golden Gateway, Hunters Point, India Basin Industrial Park, Mission Bay North, Mission Bay South, Rincon Point-South Beach, South of Market, Western Addition A-2 and Yerba Buena Center redevelopment project areas

Staff presentation estimated time: 5 minutes

- (i) Commending and expressing appreciation to June Bartholomew for many years of dedicated service upon her departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 49-2003)

Action Taken:

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director

Staff presentation estimated time: 5 minutes

- (a) Quarterly Report from the Public Initiatives Development Corporation, a California non-profit public benefit corporation, on the development status of the Plaza Hotel Replacement Project, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area
- 9. Commissioners' Questions and Matters
 - 10. Closed Session

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is located at 720 Howard Street, Parcels 100 Vera; Yerba Buena Center Project Area and the owner of the property with whom the Agency may negotiate with is Walter and Patricia Curd dba Clouds Restaurant. Agency negotiators: June Bartholomew, Bill Carney and Ayisha Benham

Staff presentation estimated time: 5 minutes

- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is located at 730 Howard Street, Parcels 100 Vera; Yerba Buena Center Project Area and the owner of the property with whom the Agency may negotiate with is Starbucks. Agency negotiators: June Bartholomew, Bill Carney and Ayisha Benham

Staff presentation estimated time: 20 minutes

- (c) Pursuant to Government Code §54956.9(b): Conference with Legal Counsel regarding anticipated litigation: two potential cases.

- 11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Tuesday, April 15, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on March 18, 2003

- (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: Settlement Agreement for Mission Housing Development Corporation v. SMWM, et al. – San Francisco Superior Court Case Number 409999
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Authorizing reprogramming of the expenditure of \$500,000 to establish an Agency Surety Bond Program Guarantee Account to provide construction bond and loan guarantees for Agency projects to supplement the Citywide Surety Bond Program Guarantee Pool administered by the Human Rights Commission of the City and County of San Francisco (Resolution No. 50-2003)
- (b) Authorizing Ayisha J. Benham, Deputy Executive Director, Finance and Administration, to attend the 2003 Government Finance Officers Association Annual Conference on May 18 - 21, 2003 in New York, New York, at a cost not to exceed \$2,800.00 (Resolution No. 51-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Grant Agreement with the San Francisco Juneteenth Festival Committee in an aggregate grant amount not to exceed \$125,000 to produce and manage years 2003-2005 San Francisco Juneteenth Festival and Authorizing the Executive Director to enter into a Personal Services Contract with Agape, Inc., a California nonprofit public benefit corporation, to serve as fiscal agent to the Committee; Western Addition A-2 Redevelopment Project Area (Resolution No. 52-2003)

Action Taken: _____

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- (a) Costs for providing two years additional PERS service credit
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Assessor's Block 761, Lot 26, located at 837 Turk Street within the Western Addition A-2 Redevelopment Project Area and the party with whom the Agency may negotiate is Jerry Lynch. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Kate Hartley, and Shirley Wysinger.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54957.6 to instruct Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association (Professional/ Technical Unit). Agency negotiators: Marcia Rosen, Ayisha Benham and Ora Meacham.

Staff presentation estimated time: 10 minutes

- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding Conveyance of Hunters Point Naval Shipyard; Hunters Point Shipyard Redevelopment Project Area. Agency/City Negotiators: Marcia Rosen, Jesse Blout, Joanne Sakai, Don Capobres and Michael Cohen.

- 11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President
Ramon E. Romero, Vice-President

Mark Dunlop

Leroy King

Kathryn C. Palamountain

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 22, 2003 • 4:00 p.m.

04-21-03 CC-14 R.V.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of April 8, and 15, 2003
- (b) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS Capital Loan Agreement with West Hotel SRO, Inc., a California non-profit public benefit corporation, to revise the rehabilitation commencement date and revise related exhibits for the rehabilitation of the West Hotel located at 145 Eddy Street (Resolution No. 53-2003)
- (c) Authorizing an Agreement for transfer of real estate with 1169 Market Street, L.P., a California limited partnership, for the sale of real property located at the remaining end of vacated Jessie Street, Assessor's Block 3702 at the fair market value of \$158,940; Mid-Market Redevelopment Survey Area (Resolution No. 54-2003)
- (d) Authorizing Edmund W. Ong, Architecture and Engineering Supervisor, to attend the National Conference of the American Institute of Architects in San Diego, CA on May 7-11, 2003 at a cost not to exceed \$1,400 (Resolution No. 55-2003)
- (e) Authorizing a Fourth Amendment to the Disposition and Development Agreement with Site X Development Associates, LLC, a California limited liability company, and Habitat for Humanity San Francisco, a California nonprofit public benefit corporation; to extend the schedule of performance by five months and amend certain development requirements; Hunters Point Redevelopment Project Area (Resolution No. 56-2003)

Action Taken: _____

REGULAR AGENDA

Items 4 (f), (g) and (h) are related to the Mission Creek Senior Community project

Staff presentation estimated time: 10 minutes

- (f) Conditionally Approving the amended schematic design for Mission Creek Senior Housing, located at 201 Berry Street (Parcel 1 of Block N3A); Mission Bay North Redevelopment Project Area (Resolution No. 57-2003)

Action Taken: _____

- (g) Authorizing a First Amendment to the Mission Bay North Housing Loan Agreement in the amount of \$752,990 for a total amount not to exceed \$2,719,505 to Mercy Housing California, a California nonprofit public benefit corporation, for the development of 140 units of very low income senior rental housing at 201 Berry Street (Parcel 1 of Block N3a); Mission Bay North Redevelopment Project Area (Resolution No. 58-2003)

Action Taken: _____

- (h) Authorizing a Second Amendment with Mercy Housing California, a California nonprofit, public benefit corporation to extend the term for five months to December 31, 2003, for negotiating a lease and development agreement for the development of Mission Creek Senior Housing, 201 Berry Street (Parcel 1, Block N3a); Mission Bay North Redevelopment Project Area (Resolution No. 59-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Awarding Contract and Authorizing Construction Contract with Valentine Corporation, a California corporation, in an amount not to exceed \$77,369 for South Beach Harbor baffle wall/deck repairs; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 60-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Kathryn C. Palamountain
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A G E N D A
Tuesday, April 29, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on March 18, 2003

- (a) Pursuant to Government Code Section 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: Settlement Agreement for Mission Housing Development Corporation v. SMWM, et al. – San Francisco Superior Court Case Number 409999
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 8, 2003, revised. Meeting of April 22, 2003.
- (b) Approving an amendment to the Agency's Purchasing Policy and Procedures to increase the Executive Director's travel authorization from \$500 to \$3,000 (Resolution No. 61-2003)
- (c) Authorizing a Fourth Amendment to the Community Development Block Grant Loan Agreement with Bayanihan Partners, a California limited partnership, to revise the schedule of performance for the acquisition and rehabilitation of 152 units of very low-income rental housing at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 62-2003)
- (d) Authorizing a Third Amendment to the Tax Increment Affordable Housing Program Loan Agreement with Bayanihan Partners, a California limited partnership, to revise the completion and occupancy date for the rehabilitation of 152 units of very low-income rental units at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 63-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing the extension of the designated period for two-years additional PERS service credit (Resolution No. 64-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Second Amendment to a Tax Increment Loan Agreement, in an amount not to exceed \$5,302,754, modifying the terms of repayment, and the cancellation of a Standby Payment Agreement in an amount not to exceed \$800,000, both with Mercy Housing California XXII, a California limited partnership, for the acquisition and rehabilitation of 75 very low and low-income rental units at the Dudley Apartments, 172 Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 65-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Second Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, a California nonprofit public benefit corporation ("MEI") and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, for additional grant funds in the amount of \$646,000, for a total aggregate amount not to exceed \$3,352,406, and to Revise the construction completion date, and Authorizing a Tax Increment Loan Agreement with MEI in an amount not to exceed \$122,319, for the rehabilitation of 88 units of extremely low and very-low income rental housing for women, 1040 Bush Street; Citywide Tax Increment Housing Program (Resolution No. 66-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None**
 11. Adjournment
-

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REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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Mark Dunlop
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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

MAY 6, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

MAY 13, 2003

Prepared and mailed May 1, 2003

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MAY - 5 2003

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03

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Tuesday, May 13, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting. if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 29, 2003
- (b) Approving the Amended Signage Master Plan for the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay North Redevelopment Project Area (Resolution No. 67-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Expressing the intention to annex territory as Annexation No. 3 to Community Facilities District No. 1 (South Beach) and to Authorize the levy of special taxes therein; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 68-2003)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (d) Authorizing negotiations with KTB Management Group for a property management contract for the Mission Bay Open Space System; Mission Bay North and South Redevelopment Project Areas (Resolution No. 69-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$70,000 for engineering and technical support services in anticipation of dredging at South Beach Harbor; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 70-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Commending and expressing appreciation to Edmund W. Ong, Architecture and Engineering Supervisor, as the recipient of the 2003 American Institute of Architects Thomas Jefferson Award for Public Architecture, for his architectural career achievement at the Redevelopment Agency of the City and County of San Francisco (Resolution No. 71-2003)

Action Taken: _____

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54957.6 to instruct Agency designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/ Technical Unit), Service Employees International Union (SEIU) Local 790, and International Federation of Professional and Technical Engineers (IFPTE) Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, Bertha Ontiveros, and Ora Meacham.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

- 11. Adjournment
-

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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A G E N D A
Tuesday, May 20, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 13, 2003
- (b) Authorizing a Third Amendment to the Personal Services Contract with the joint venture of KPMG LLP, a Delaware limited liability partnership, and Williams, Adley & Company LLP, a California limited liability partnership, to increase the compensation by \$104,600, for a total aggregate amount not to exceed \$502,100, for the annual audit of the June 30, 2003 Financial Statements and to provide consulting services for the Standard Government Reporting Requirements (Resolution No. 72-2003)
- (c) Authorizing a First Amendment to the Tax Increment Affordable Housing Program Loan Agreement with 32-40 6th Street, LLC, a California limited liability company, to revise the schedule of certain predevelopment activities for the rehabilitation of the Seneca Hotel, 32-40 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 73-2003)
- (d) Authorizing an Amendment to the exclusive negotiations period to extend the term for four months and a Second Amendment to a Predevelopment Grant Agreement to modify the budget and schedule of performance with Conard House, Inc., a California nonprofit public benefit corporation, for the acquisition and rehabilitation of 55 very low-income rental units at the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Housing Program (Resolution No. 74-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco, to increase compensation by an amount not to exceed \$530,000, for a total aggregate amount not to exceed \$3,780,000, to provide rental assistance for the first year of a three year contract; Housing Opportunities for Persons With AIDS Program (Resolution No. 75-2003)

Action Taken: _____

- 5. Matters not appearing on Agenda
 - 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7. Report of the President
 - 8. Report of the Executive Director
 - 9. Commissioners' Questions and Matters
 - 10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property under consideration to be leased is a 4,000-square-foot theater space at the Plaza Hotel, located at 988-992 Howard Street within the South of Market Earthquake Recovery Redevelopment Project Area and the party with whom the Agency may negotiate is Bindlestiff Studio. Agency negotiators: Marcia Rosen, William Carney, Olson Lee, Vanessa Dandridge, Tracie Reynolds, and Isabella Wong.
 - 11. Adjournment
-

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

Date: May 20, 2003

NOTICE

**The regular meeting of the Housing Committee scheduled for
May 20, 2003 has been cancelled.**

05-20-03 411:28 R
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**NOTE: QUESTIONS MAY BE DIRECTED TO Lynn Hua, Housing
Committee Secretary at (415) 252-3142.**

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, May 27, 2003 • 4:00 p.m.

05-23-03 11:28

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of May 20, 2003
- (b) Authorizing a First Amendment to the Ground Lease with Namiki Apartments limited partnership, a California limited partnership, to revise the term and schedule of performance and a lease rider as required by the California Department of Housing and Community Development to confirm their rights as a lender for the Namiki Apartments, 1776 Sutter Street in the Western Addition A-2 Redevelopment Project Area, all as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 76-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Personal Services Contract with the Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, for a three year term in an amount not to exceed \$1,001,664 for FY 2003-04 plus 3% cost of living increases for FYs 2004-05 and 2005-06, for an aggregate contract amount not to exceed \$3,096,044 to contract for services and administer employment and training services contracts with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc., South of Market Employment Center and Young Community Developers, Inc.; Western Addition A-2, Yerba Buena Center, South of Market Earthquake Recovery, Mission Bay North and South, Rincon Point-South Beach, India Basin Redevelopment Project Areas and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 77-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a First Amendment to a Personal Services Contract with John B. Dykstra and Associates, a sole proprietorship, to increase the compensation by \$41,090 for an aggregate amount not to exceed \$60,000 for blight survey and related plan adoption services for Bayview Hunters Point, Bayview Industrial Triangle, Hunters Point, India Basin, Mid-Market, South of Market, Transbay and Western Addition A-2 Redevelopment Project (Resolution No. 78-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing an Agreement for the purchase and sale of real property with the City and County of San Francisco, a municipal corporation, in an amount not to exceed \$10,034,140.00, for the acquisition of Lot 27, in Assessor's Block 3740, located on Spear Street between Howard and Folsom Streets, for the development of up to 270 low- and moderate-income rental housing units; Transbay Redevelopment Survey Area and the Citywide Tax Increment Housing Program (Resolution No. 79-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$7,400,000 to assist Herald Apartments, L.P., a California limited partnership, with the acquisition and rehabilitation of residential facilities located at 308 Eddy Street, San Francisco. Authorizing a Master Pledge and Assignment, a Master Agency Agreement, and a Regulatory Agreement with respect to such bonds, and Approving and Authorizing all actions and documents relating thereto: Citywide Tax Increment Housing Program (Resolution No. 80-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a First Amended and Restated Tax Increment Loan Agreement with 480 Valencia, Inc., a California nonprofit public benefit corporation, to delete the security for the Agency loan and Authorizing a repayment guarantee agreement with Citibank, FSB, a California corporation, for an amount not to exceed \$2,050,000 in conjunction with the acquisition of 63 very low income family rental units at Mariposa Gardens Apartments, 2445 Mariposa Street, as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 81-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None**
 11. Adjournment
-

35
3
3/03
cancelled

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

≡ Agenda

THERE WILL BE NO COMMISSION MEETING ON

JUNE 3, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

JUNE 10, 2003

DOCUMENTS DEPT.

Prepared and mailed May 29, 2003

MAY 30 2003

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A G E N D A

Tuesday, June 10, 2003 • 4:00 p.m. 00009-03700127 100

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 27, 2003
- (b) Authorizing a First Amendment to the Personal Services Contract with EIP Associates, a California corporation, to extend the term for one year for preparation of an Environmental Impact Report for the proposed project area; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 82-2003)
- (c) Authorizing the application and acceptance of a grant from the U. S. Department of Housing and Urban Development for a total amount not to exceed \$1,370,000 to fund the second start rental subsidy and service program as part of the Housing Opportunities for Persons With AIDS Special Projects of National Significance Program (Resolution No. 83-2003)

Action Taken: _____

REGULAR AGENDA

Items 4 (d) and (e) are related to the Bloomingdale's Project

Staff presentation estimated time: 10 minutes

- (d) Authorizing a First Amendment to the Owner Participation/Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability company, to terminate the financing agreement, delete the hotel from scope of development, extend the performance schedule, permit a significant change in the developer entity to admit Westfield America, Inc., a Missouri corporation, and other related changes; Yerba Buena Center Redevelopment Project Area (Resolution No. 84-2003)

Action Taken: _____

- (e) Authorizing a First Amendment to the Owner Participation Agreement with Bloomingdale's, Inc., an Ohio corporation, to delete reference to financing agreement and hotel, in conformance with the amended Owner Participation and Disposition and Development Agreement with the Emporium Site; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 85-2003)

Action Taken: _____

Items 4 (f) – 4 (j) are related to the Agency's Annual HOPWA Funding of Licensed Residential Care Facilities for the Chronically Ill

Staff presentation estimated time: 15 minutes

- (f) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit public benefit corporation, in an amount not to exceed \$1,270,018, for July 1, 2003 to June 30, 2004, for the Leland House at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 86-2003)

Action Taken: _____

- (g) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit public benefit corporation, in an amount not to exceed \$674,231, for July 1, 2003 to June 30, 2004, for the Peter Claver Community facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 87-2003)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$431,415, for July 1, 2003 to June 30, 2003, for the Richard M. Cohen Residence, a residential care facility located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 88-2003)

Action Taken: _____

- (i) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Larkin Street Youth Services, a California nonprofit public benefit corporation, in an amount not to exceed \$313,330, for July 1, 2003 to June 30, 2003, for its assisted care facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS (Resolution No. 89-2003)

Action Taken: _____

- (j) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$442,950, for July 1, 2003 to June 30, 2004, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 90-2003)

Action Taken: _____

Items 4 (k) and (l) are related to the HOPWA Fiscal Agent Agreements with San Mateo and Marin

Staff presentation estimated time: 10 minutes

- (k) Authorizing a 2003-2004 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$670,000, from July 1, 2003 to June 30, 2004, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 91-2003)

Action Taken: _____

- (l) Authorizing a 2003-2004 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$468,000, from July 1, 2003 to June 30, 2004, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 92-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (m) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit public benefit corporation, in an amount not to exceed \$260,000 fur July 1, 2003 to June 30, 2004, for the supportive services related to the HOPWA Rental Subsidy Program (Resolution No. 93-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (n) Authorizing a Lease Agreement with Young Community Developers, Inc., a California nonprofit public benefit corporation, for 5600 Third Street, to conduct its job training activities; Bayview Hunters Point Redevelopment Survey Area and Citywide Tax Increment Housing Program (Resolution No. 94-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 - (a) Update on Mission Bay infrastructure contracting payment matters
 9. Commissioners' Questions and Matters
 10. Closed Session **None**
 11. Adjournment
-

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REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
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A G E N D A
Tuesday, June 17, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of June 10, 2003

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Letter Agreement with the Mayor's Office of Community Development for a period of three years in the amount of \$628,233 for FY 2003-04, \$647,080 for FY 2004-05 and \$666,493 for FY 2005-06, subject to appropriation of funds, for an aggregate amount not to exceed \$1,941,806 for administrative costs and business development contracts with South of Market Foundation AKA Urban Solutions (all Redevelopment Project and Survey Areas) and San Francisco Renaissance (all Redevelopment Project Areas and Bayview Hunters Point Survey Area) (Resolution No. 95-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Approving a fiscal year 2003-2004 budget for the Bayview Hunters Point Project Area Committee in an amount not to exceed \$118,380 for administrative and operations costs: Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 96-2003)

Action Taken: _____

Items 4 (d) and (e) are related to the Plaza Hotel project

Staff presentation estimated time: 10 minutes

- (d) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$13,700,000 to finance the construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, 988-992 Howard Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 97-2003)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Tax Increment Affordable Housing Program Predevelopment Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by \$810,361 for a total aggregate amount not to exceed \$2,500,000, for the predevelopment and construction of 106 very low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 98-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Workshop on the Phase I Conceptual Framework; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 - (a) Presentation of current architectural plans for the Plaza Apartments project
 9. Commissioners' Questions and Matters
 10. Closed Session **None**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, June 24, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Personal Services Contract with the San Francisco African American Historical & Cultural Society, a California nonprofit public benefit corporation, to extend the time of performance for a research, education and documentation program of the pioneers and heroes included in the Gene E. Suttle, Jr. names project; Western Addition A-2 Redevelopment Project Area (Resolution No. 99-2003)
- (b) Authorizing a Second Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement with West Hotel, L.P., a California limited partnership, to revise the loan term from 50 to 55 years for the rehabilitation of the West Hotel located at 145 Eddy Street; Agency HOPWA Program (Resolution No. 100-2003)
- (c) Authorizing a one-month extension of Memorandum of Agreement with the Service Employees International Union Local 790, International Federation of Professional and Technical Engineers Local 21, and San Francisco Redevelopment Employee Association (Professional/Technical Unit) (Resolution No. 101-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (d) Public hearing to hear all persons interested in the disposition of Agency property

Authorizing a Purchase and Sale Agreement with Jordan Housing Corporation, a California nonprofit public benefit corporation, in the amount of \$2,050,000, for the sale of the improvements located at 820 O'Farrell Street (Jordan Apartments); Citywide Tax Increment Affordable Housing Program (Resolution No. 102-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing 1) a predevelopment grant agreement with Bindlestiff Studio, an unincorporated organization, in an amount not to exceed \$140,390, for predevelopment activities related to a new community theater at the Plaza Apartments, located at 988-992 Howard Street; and 2) a fiscal agent contract with Tenants and Owners Development Corporation, a nonprofit public benefit corporation, to act as fiscal agent for Bindlestiff Studio; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 103-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (f) Authorizing a Personal Services Contract with the Market Street Association, a California nonprofit public benefit corporation, for one year in an amount not to exceed \$80,000, with two one-year options, for a total maximum aggregate amount not to exceed \$240,000, subject to appropriations of funds, for administrative, coordination, and outreach services to the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 104-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (g) Approving a fiscal year 2003-2004 budget for the South of Market Project Area Committee in an amount not to exceed \$188,741 and Authorizing a First Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, a California nonprofit public benefit corporation, to extend the contract by one year and to increase the maximum amount payable by \$167,128 for an aggregate amount not to exceed \$349,104, subject to funding approval by the Board of Supervisors; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 105-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Authorizing a First Amendment to a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to extend the term for three months and increase the amount by \$75,000, for a total aggregate amount not to exceed \$375,000, for homeowner assistance and housing development activities; Agency Citywide Tax Increment Housing Program (Resolution No. 106-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Commending and expressing appreciation to Agency General Counsel Bertha A. Ontiveros upon her departure for her dedicated service and contributions to the Redevelopment Agency of the City and County of San Francisco (Resolution No. 107-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54957.6 to instruct Agency designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/ Technical Unit), Service Employees International Union (SEIU) Local 790, and International Federation of Professional and Technical Engineers (IFPTE) Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, Bertha Ontiveros, and Ora Meacham.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms with regard to a foreclosure sale. The property is located at 1330-1340 Turk Street. The owner of the property is L & L Enterprises, Inc. Agency negotiators: Olson Lee, Sean Spear and Michele Davis.

11. Adjournment
-

REDEVELOPMENT AGENCY
of the
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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

≡ Agenda

THERE WILL BE NO COMMISSION MEETING ON

JULY 1, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 8, 2003

Prepared and mailed June 26, 2003

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
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A G E N D A
Tuesday, July 8, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business

CONTINUED FROM THE COMMISSION MEETING OF JUNE 10, 2003

Staff presentation estimated time: 10 minutes

- (a) Authorizing a Lease Agreement with Young Community Developers, Inc., a California non-profit public benefit corporation, for Agency-owned property located at 5600 Third Street, for its job training activities; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 94-2003)

Action Taken: _____

CONTINUED FROM THE COMMISSION MEETING OF JUNE 17, 2003

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Letter Agreement with the Mayor's Office of Community Development for a period of three years in the amount of \$628,233 for FY 2003-04, \$647,080 for FY 2004-05 and \$666,493 for FY 2005-06, subject to appropriation of funds, for an aggregate amount not to exceed \$1,941,806 for administrative costs and business development contracts with South of Market Foundation AKA Urban Solutions (all Redevelopment Project and Survey Areas) and San Francisco Renaissance (all Redevelopment Project Areas and Bayview Hunters Point Survey Area) (Resolution No. 95-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 17, 2003

- (b) Authorizing a Third Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract term for four months and increase the total compensation by \$25,000 for an aggregate contract amount not to exceed \$270,000 for messenger and delivery services (Resolution No. 108-2003)
- (c) Authorizing an Amended and Restated First Amendment to the Ground Lease with Namiki Apartments limited partnership, a California limited partnership, to revise the distribution of surplus cash as required by the California Department of Housing and Community Development to confirm its rights as a lender for the Namiki Apartments, 1776 Sutter Street; Western Addition Redevelopment Project Area A-2, Agency's Housing Preservation Program, Citywide Tax Increment Housing Program (Resolution No. 109-2003)
- (d) Authorizing a Fifth Amendment to the Disposition and Development Agreement with Site X Development Associates, LLC, a California limited liability company, and Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, to extend the schedule of performance for ninety days; Hunters Point Redevelopment Project Area (Resolution No. 110-2003)
- (e) Amending the schematic design for Block N1 to adjust the distribution of owner inclusionary units, pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 111-2003)
- (f) Authorizing a Second Amendment to the Property Management and Leasing Agreement with John Stewart Company, a California corporation, to manage the Plaza Hotel, 988-992 Howard Street, in an amount not to exceed \$274,700 for services between January 23, 2003 through January 23, 2004, payable from previously authorized funds, in a total aggregate amount of \$900,000, with an option to extend for a 6-month period subject to appropriation of funds; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 112-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (g) Public hearing to hear all persons interested in an assignment of Agency property
 Authorizing an eighth amendment to the Disposition and Development Agreement to permit assignment of the Disposition and Development Agreement with ARMAX Yerba Buena LLC, a California limited liability company, to Aurora YB, LLC, a Delaware limited liability company, in connection with the purchase and development of Parcel 3751-H (located at the northeast corner of the intersection of Fourth and Harrison Streets); Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 113-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing Exclusive Negotiations of a personal services contract with KTB Realty Partners, Inc., a California corporation. d.b.a. KTB Management Group, for Property Management of Yerba Buena Gardens for an initial term of three years, with an agency option to extend the contract for one additional three-year term; Yerba Buena Center Redevelopment Project Area (Resolution No. 114-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a panel of real estate appraisers and personal services contracts with each appraiser/appraisal firm in a total amount not to exceed \$360,000 for a three-year period, subject to appropriation of funds; for appraisal services on an as-needed basis; all project areas, survey areas, city-wide housing program (Resolution No. 115-2003)

Action Taken: _____

Items 4 (j) and (k) are related to the Community Facilities District No. 1 (South Beach)

Staff presentation estimated time: 10 minutes

- (j) Public hearing to hear all persons interested in the annexation of territory (Annexation No. 3) to Community Facilities District No. 1 (South Beach)

Annexation No. 3 of territory to Community Facilities District No. 1 (South Beach) authorizing the levy of a special tax and submitting levy of tax to qualified electors; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 116-2003)

Action Taken: _____

- (k) Annexation No. 3 of territory to Community Facilities District No. 1 (South Beach), declaring results of special annexation elections, determining validity of prior proceedings, and directing recording of amended notice of special tax lien; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 117-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

= Agenda

**THERE WILL BE NO COMMISSION MEETING ON
JULY 15, 2003**

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 22, 2003

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JUL 11 2003

Prepared and mailed July 10, 2003

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A
Tuesday, July 22, 2003 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of June 24 and July 8, 2003
- (b) Authorizing a First Amendment to the ground lease with Mercy Housing California XVIII, L.P., a California limited partnership, to modify certain lease and revise the schedule of performance for the rehabilitation of 72 units of very low-income senior rental housing units, at Leland Polk Senior Community, 1301-1327 Polk Street; Citywide Tax Increment Housing Program (Resolution No. 118-2003)
- (c) Authorizing a First Amendment to the ground lease with Mercy Housing XXII, L.P., A California limited partnership, to revise the schedule of performance for the rehabilitation of 75 units of very low and low-income rental housing units at the Dudley Apartments, 172 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 119-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Endorsement of the Phase I Conceptual Framework for Development/Term Sheet as specified in the Exclusive Negotiations Agreement with Lennar/BVHP, LLC, a California limited liability company, for the first phase of development of Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 120-2003)

Action Taken: _____

Items 4 (e) and (f) are related to the Plaza Apartments project

Staff presentation estimated time: 10 minutes

- (e) Authorizing the Agency to submit an application to the California Tax Credit Allocation Committee with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, as co-applicant for an allocation of Federal tax credits, for the predevelopment and construction of 106 very low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, at 988-992 Howard street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 121-2003)

Action Taken: _____

- (f) Authorizing an amended and restated Tax Increment Affordable Housing Program Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by \$8,422,440, for a total aggregate amount not to exceed \$10,922,440 for the predevelopment and construction of 106 very Low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, at 988-992 Howard street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 122-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (g) Commending and expressing appreciation to Barbara E. Amato upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 123-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Commending and expressing appreciation to Arakel S. Derounian for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 124-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamoutian
Darshan Singh
Benny Y. Yee
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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, July 29, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business

CONTINUED FROM THE COMMISSION MEETING OF JULY 8, 2003

Staff presentation estimated time: 10 minutes

- (a) Authorizing a real estate appraiser panel from which the Executive Director may select, on an as-needed basis, individual appraisers and enter into personal services contracts for a total aggregate amount not to exceed \$360,000 for a three-year period, subject to appropriation of funds; all Project Areas, Survey Areas, City-wide Housing Program (Resolution No. 115-2003)

Action Taken: _____

CONTINUED FROM THE COMMISSION MEETING OF JULY 22, 2003

Staff presentation estimated time: 5 minutes

- (b) Commending and expressing appreciation to Arakel S. Derounian for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 124-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a one-month extension of Memorandum of Agreement with the San Francisco Redevelopment Employee Association (Professional/Technical Unit) (Resolution No. 125-2003)

Action Taken: _____

REGULAR AGENDA

- (b) Amending Article III, Section 31 of the By-Laws of the Redevelopment Agency of the City and County of San Francisco to establish the first and third Tuesdays of each month as its regularly scheduled Commission meetings (Resolution No. 126-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (c) Commending and expressing appreciation to Dorothy J. Tanner for her services on the occasion of her retirement from the Redevelopment Agency if the City and County of San Francisco (Resolution No. 127-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing execution of a renegotiated Memorandum of Agreement with the Service Employees International Union, SEIU Local 790 Bargaining Unit, for the period of July 1, 2003 through June 30, 2006 (Resolution No. 128-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to a Personal Services Contract with C.H. Elliott & Associates, a sole proprietor, to increase the contract amount by \$46,000 for an aggregate total amount not to exceed \$92,000 and to extend the term an additional 12 months to August 31, 2004, for real estate consulting services; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 129-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Personal Services Contract with Bayview Opera House, Inc., a California non-profit corporation, in an amount not to exceed \$20,000 for fiscal agent services and not to exceed \$180,000 for administrative support and operational services, for a total aggregate amount not to exceed \$200,000, for the Bayview Hunters Point Project Area Committee; Hunters Point Redevelopment Project Area, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 130-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Second Amendment to the Landscape Architectural Agreement with Carter. Tighe, Leeming + Kajiware (CTLK) to increase the contract amount by \$350,000 for a total aggregate amount not to exceed \$726,890 for landscape architectural services for Jessie Square; Yerba Buena Center Redevelopment Project Area (Resolution No. 131-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



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Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETINGS ON

AUGUST 5 AND 12, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON

AUGUST 19, 2003

Prepared and mailed July 31, 2003

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Tuesday, August 19, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of July 22 and 29, 2003
- (b) Authorizing a Personal Services Contract with Northern Real Estate, LLC, a California limited liability company, in an amount not to exceed \$5,000 for a term not to exceed 60 days, to finalize the Community Benefits Plan report to the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 132-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing a First Amendment to a Personal Services Contract with EDAW Inc., a California corporation, to revise the scope of services and to increase the budget by \$993,121 to a total amount not to exceed \$2,231,086, and Authorizing the Executive Director to expend up to \$90,000 for additional services; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 133-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Public hearing to hear all persons interested in a sublease with the South Beach Yacht Club

Authorizing execution of a sublease with South Beach Yacht Club, a California nonprofit mutual benefit corporation, for space in the proposed harbor services building in South Beach Harbor, with an initial 10-year term, with two five-year extension options: Rincon Point-South Beach Redevelopment Project Area (Resolution No. 134-2003)

Action Taken: _____

Items 4 (e) and (f) are related to the Colin P. Kelly Street Warehouse project

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Owner Participation Agreement with 48 Colin Kelly, LLC, a California limited liability company, successor in interest to Northshore Resources IV, LP, to amend the schedule of performance, scope of development, and incorporate other minor changes to reflect the new ownership of Site H-2: Rincon Point-South Beach Redevelopment Project Area (Resolution No. 135-2003)

Action Taken: _____

- (f) Conditionally approving the schematic design for the retention and rehabilitation of a historic building (48 Colin P. Kelly, Jr. Street) by 48 Colin Kelly, LLC for the development on Block 3789, Lot 10, Site H-2; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 136-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing an extension of the plan adoption consultant panel from September 30, 2003 to June 30, 2004 to continue work on plan adoptions and plan amendments: all Redevelopment Survey Areas and the Bayview-Hunters Point, South of Market and Western Addition-A2 Redevelopment Project Areas (Resolution No. 137-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Approving an amendment to the Agency's Purchasing Policy and Procedures to extend the Executive Director's expenditure authority for contracts from \$20,000 to \$50,000 on a permanent basis; all Redevelopment Project Areas (Resolution No. 138-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government § Section 54956.9(a): Conference with Legal Counsel regarding litigation: Song, et al. v. Jin Construction and Electric Co., et al., U.S. District Court Case Number: C 03 2580 SI

Staff presentation estimated time: 5 minutes

- (b) Pursuant to Government Code 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding conveyance of Hunters Point Naval Shipyard: Hunters Point Shipyard Redevelopment Project Area. Agency/City Negotiators: Marcia Rosen, Joanne Sakai, Leamon J. Abrams, Don Capobres, Jesse Blout and Michael Cohen.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
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A G E N D A

Tuesday, August 26, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY. AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 19, 2003

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Personal Services Contract with KTB Realty Partners, Inc., a California corporation, d.b.a. KTB Management Group, for property management of Yerba Buena Gardens for an initial term of 34 months, for a monthly management fee of \$9,200, with an Agency option to extend the contract for one additional 36-month period, with a 5% increase in the monthly management fee, for a total aggregate amount of \$660,560, subject to appropriation of funds; Yerba Buena Center Redevelopment Project Area (Resolution No. 139-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a First Amendment to the Regulatory and Grant Agreement to increase the grant amount by \$494,871 for a total aggregate amount not to exceed \$4,381,735, with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units at the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Housing Program (Resolution No. 140-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (d) Authorizing a First Amendment to the Memorandum of Agreement with the San Francisco Redevelopment Employee Association Professional/ Technical Bargaining Unit (Resolution No. 141-2003)

Action Taken: _____

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8, to instruct the Agency's real property negotiators with respect to the following property: Parcel EB-2A, located at the southeast corner of Third and Mission Streets in the Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Leamon J. Abrams, William Carney, Tracie Reynolds and Judy Eng.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

- (c) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding existing litigation: Redevelopment Agency of the City and County of San Francisco v. Sarah Benton, et al., San Francisco Superior Court Case No. CGC 02-407994

Staff presentation estimated time: 15 minutes

- (d) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcel 732-A located on Fillmore Street, between Ellis and Eddy Streets, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Development Associates. Agency negotiators: Marcia Rosen, Joanne Sakai, Leamon J. Abrams, Tracie Reynolds, Shirley Wysinger and Ricky Tijani.

- 11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

≡ Agend
≡ Cancelled

THERE WILL BE NO COMMISSION MEETING ON
SEPTEMBER 2, 2003

THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 16, 2003

DOCUMENTS DEPT.

Prepared and mailed August 28, 2003

AUG 29 2003

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Benny Y. Yee

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AGENDA

Tuesday, September 16, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 26, 2003
- (b) Authorizing a Second Amendment to the Ground Lease with Namiki Apartments limited partnership, a California limited partnership, to revise the schedule of performance for the rehabilitation of the Namiki Apartments, 1776 Sutter Street in the Western Addition Redevelopment Project Area A-2, all as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 142-2003)
- (c) Authorizing a Third Amended and Restated Exclusive Negotiations Agreement with Fillmore Development Associates, LLC, a California limited liability company, to extend the date for Agency approval of the basic concept design/schematic drawings, and to establish a date for consideration of a term sheet for the disposition and development of Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 143-2003)
- (d) Authorizing a First Amendment to an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, leading to a long term ground lease of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, in conjunction with the development of very low and low income rental housing and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 144-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Fourth Amendment to the Disposition and Development Agreement with SF Museum Tower LLC, a Delaware limited liability company, to extend the performance schedule and revise other requirements for development of Parcel EB-2A, located at the southeast corner of Third and Mission Streets; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 145-2003)

Action Taken: _____

Items 4 (f) through 4 (h) are related to the Mission Creek Senior Community project

Staff presentation estimated time: 15 minutes

- (f) Authorizing a Housing Opportunities for Persons With AIDS Capital Loan Agreement with Mercy Housing West, a California nonprofit public benefit corporation, in an amount not to exceed one million dollars (\$1,000,000) in conjunction with the development of 139 units of very low income senior rental housing at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 146-2003)

Action Taken: _____

- (g) Authorizing a Community Development Block Grant Capital Loan Agreement with Mercy Housing California, XX, a California limited partnership, in an amount not to exceed three hundred sixty thousand dollars (\$360,000) in conjunction with the development of 139 units of very low income senior rental housing at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 147-2003)

Action Taken: _____

- (h) Authorizing two Tax Increment Capital Loan Agreements, one in an amount not to exceed seventeen million forty thousand four hundred twenty nine dollars (\$17,040,429), and another in an amount not to exceed four hundred fifty one thousand sixty nine dollars (\$451,069), with Mercy Housing California, XX, a California limited partnership, in conjunction with the development of 139 units of very low income senior rental housing at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 148-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Second Amendment to the Tax Increment Affordable Housing Program Loan Agreement with 32-40 6th Street, LLC, a California limited liability company, to increase the loan amount by \$855,991, for a total aggregate amount not to exceed \$998,776 and to revise the schedule of performance for the rehabilitation of the Seneca Hotel, 32-40 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 149-2003)

Action Taken: _____

Staff presentation estimated time: 15 minutes

Quarterly Report from the Public Initiatives Development Corporation, a California non-profit public benefit corporation, on the development status of the Plaza Hotel Replacement Project, 988-992 Howard Street

- (j) Authorizing a First Amendment to an Amended and Restated Tax Increment Affordable Housing Program Loan Agreement with Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to increase the loan amount by \$278,078, for a total aggregate amount not to exceed \$11,200,518 for the predevelopment and construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 150-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Awarding Contract RPSB 002-03 and Authorizing the execution of a construction contract with IMR Roofing Corporation, a California corporation, in an amount not to exceed \$615,570, for South Beach Harbor Pier 40 shed improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 151-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$217,500, for homeowner assistance and housing development activities, as part of the Agency Citywide Tax Increment Housing Program (Resolution No. 152-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Exclusive Negotiations Agreement with Lennar BVHP Partners, LLC for Hunters Point Shipyard. Agency negotiators: Marcia Rosen, Don Capobres, Joanne Sakai, Leamon J. Abrams, Jesse Blout, Gaynell Armstrong. City negotiators: Michael Cohen, Office of the City Attorney.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President

Ramon E. Romero, Vice-President

Mark Dunlop

Leroy King

Kathryn C. Palamountain

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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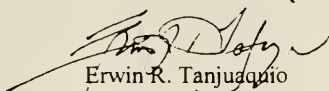
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Thursday, September 18, 2003 • 1:00 p.m.

≡ Added

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, Notice is hereby given that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Board of Supervisors' Legislative Chambers, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California at 1:00 o'clock p.m. on Thursday, September 18, 2003, for the purpose of holding a Joint Public Meeting with the City Planning Commission to certify the Environmental Impact Report for the proposed Mid-Market Redevelopment Plan as final.


Erwin R. Tanjuaquio
Agency Commission Secretary

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Board of Supervisors Chambers. City Hall, Room 250. 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Michelle W. Sexton, President

Ramon E. Romero, Vice-President

Mark Dunlop

Leroy King

Kathryn C. Palamountain

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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≡ A G E N D A

Tuesday, October 7, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 16, 2003, Special Meeting of September 18, 2003
- (b) Authorizing a Fifth Amendment to the Community Development Block Grant Loan Agreement with Bayanihan Partners, a California limited partnership, to revise the schedule of performance for the acquisition and rehabilitation of 152 units of very low-income rental housing at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 154-2003)
- (c) Authorizing a Fourth Amendment to the Tax Increment Affordable Housing Program Loan Agreement with Bayanihan Partners, a California limited partnership, to revise the completion and occupancy dates for the rehabilitation of 152 units of very low-income rental units at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 155-2003)
- (d) Authorizing a Third Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, a California nonprofit public benefit corporation, and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, to revise the schedule of performance for the rehabilitation of 88 units of very low income rental housing for women, located at 1040 Bush Street; Citywide Tax Increment Housing Program (Resolution No. 156-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (e) Authorizing a Personal Services Contract with Poor People's Radio, Inc., a California nonprofit public benefit corporation in an amount not to exceed \$104,500 per year for 3 years for a total aggregate amount of \$313,500 to provide redevelopment related community education and outreach through broadcasting of Agency Commission meetings and other Agency related programs; all Redevelopment Project and Survey Areas (Resolution No. 157-2003)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (f) Authorizing a First Amendment to the Grant Agreement with the Filipino-American Development Foundation, a California nonprofit public benefit corporation, to increase the grant amount in an amount not to exceed \$169,000, for a total aggregate amount of \$300,000, and to extend the term to December 31, 2004, for the construction of the Bayanihan Community Center at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 158-2003)

Action Taken: _____

Items 4 (g) and 4 (h) are related to the Museum of the African Diaspora project

Staff presentation estimated time: 15 minutes

- (g) Authorizing a First Amendment to the Personal Services Contract II with the Freelon Group, Inc., a North Carolina corporation, to extend the term for one year through December 31, 2005, and increase the maximum amount payable by \$201,680 for a total aggregate amount not to exceed \$1,849,680 for additional construction administration and coordination services for the Museum of the African Diaspora; Yerba Buena Center Redevelopment Project Area (Resolution No. 159-2003)

Action Taken: _____

- (h) Authorizing the execution of a Bridge Loan Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, in an amount not to exceed \$1,000,000 to fund the completion of the exhibit design and related services for the museum facility to be located at the south side of Mission Street between New Montgomery and Third Streets (a Portion of Parcel EB-2A); Yerba Buena Center Redevelopment Project Area (Resolution No. 160-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Workshop on the Term Sheet for the joint development of a mixed-use office and residential project at 10th and Market Street; Mid-Market Redevelopment Survey Area

Staff presentation estimated time: 20 minutes

- (j) Workshop on status of plan adoption efforts for the proposed Transbay Redevelopment Project Area

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 20 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in furtherance of the Draft Disposition and Development Agreement with Lennar BVHP Partners, LLC for Hunters Point Shipyard. Agency negotiators: Marcia Rosen, Joanne Sakai, Leamon J. Abrams, Jesse Blout, Don Capobres, Gaynell Armstrong. City negotiators: Michael Cohen, Office of the City Attorney.

- 11. Adjournment
-

OCT. 17. 2003 1:07PM SF REDEVELOPMENT AGENCY NO. 0339

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, October 21, 2003 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. *None*
3. Matters of Unfinished Business *None*
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 7, 2003
- (b) Authorizing a Fourth Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract term for one month and increase the total compensation by \$6,000 for an aggregate amount not to exceed \$276,000 (Resolution No. 161-2003)
- (c) Authorizing a Second Amendment to the Personal Services Contract with the San Francisco African American Historical & Cultural Society, a California nonprofit public benefit corporation, to extend the time of performance for three months for a research, education and documentation program for the Gene E. Suttle, Jr. Plaza Names Project; Western Addition A-2 Redevelopment Project Area (Resolution No. 162-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing the Executive Director to execute: (1) a Term Sheet and an extension of the Third Amended and Restated Exclusive Negotiations Agreement, leading to a Disposition and Development Agreement with Fillmore Development Associates, LLC, a California limited liability company, for the disposition and development of Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; and (2) related term sheets for proposed tenant improvement loans to a to-be-formed affiliate of Yoshi's Japanese Restaurant, Inc., a California corporation, and Food for Soul, LLC, a California limited liability corporation, potential tenant operators on Agency Parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 163-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. Sarah Benton, et al., San Francisco County Superior Court, Case No. CGC 02-407994.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding conveyance of Hunters Point Naval Shipyard; Hunters Point Shipyard Redevelopment Project Area. Agency/City Negotiators: Marcia Rosen, Joanne Sakai, Leamon J. Abrams, Jesse Blout, Don Capobres and Michael Cohen.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



Southeast Community Facility
Alex L. Pitcher Jr., Community Room

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PLEASE NOTE CHANGE OF MEETING TIME & LOCATION

□ SPECIAL MEETING □

A G E N D A

Tuesday, October 28, 2003 • 6:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in the Alex Pitcher Community Room, Southeast Community Facility, 1800 Oakdale Avenue, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Accessible MUNI lines serving this location are: #15 Third, #23 Monterey, # 24 Divisadero, #44 O'Shaunessy, and #54 Williams. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Oakdale and Phelps and limited number of parking spaces in the parking lot behind the Southeast Community College Facility on Phelps Street.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

REGULAR AGENDA

- (a) Workshop on the Phase I Disposition and Development Agreement; Hunters Point Shipyard Redevelopment Project Area
 5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

Disposition and Development Agreement (DDA) Released

10-27-03P03:31 RCVD

Marks the Beginning of the Shipyard's Renaissance DOCUMENTS DEPT.

OCT 27 2003

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On Monday, September 15, 2003, Mayor Willie Brown and the San Francisco Redevelopment Agency delivered the draft Disposition and Development Agreement (DDA) to the Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC) for its review. The long-awaited document details the legally-binding terms and conditions for the Phase I infrastructure development between the Redevelopment Agency and the primary developer, Lennar/BVHP.

The DDA is comprised of the contract and 29 attachments and numerous exhibits. It is based upon the Phase I Conceptual Framework which was endorsed by the CAC, Bayview Hunters Point Project Area Committee (PAC) and the Redevelopment Agency Commission earlier this year. If approved, the DDA represents a key milestone leading to the redevelopment of the first phase of the Shipyard. Following the document's endorsement, Lennar/BVHP and the Agency will begin final preparations for the groundbreaking of Phase I. Infrastructure construction could begin in mid-2004, assuming the first Shipyard parcel, 86 acres within in 93-acre Parcel A, is transferred to the Redevelopment Agency this spring.

Review Process

As part of its review process, the CAC's subcommittees have been meeting regularly to review portions of the DDA specific to their area of interest. In addition, the DDA Coordinating Committee of the CAC meets weekly with the Redevelopment Agency, City Attorney's Office and Lennar/BVHP to review sections of the document. The meetings are open to the public. An additional CAC/PAC-sponsored DDA Community Forum is scheduled for Saturday, November 15, 2003. Please visit www.HuntersPointShipyard.com for a current meetings calendar or call (415) 822-4622.

**You are invited to attend the
San Francisco Redevelopment Commission**

**Hearing on the Disposition &
Development Agreement**

**Tuesday, October 28, 2003
6:00 - 8:00PM**

**Southeast Community Facility
Alex Pitcher Jr. Community Room
1800 Oakdale Avenue**



The interim African Marketplace will be launched by Lennar/BVHP through the donation of the site location and administration trailer along with financial and marketing services. (See inside spread for more details.)

Community Benefits of the Phase I DDA: Attachments 23 and 24-B

Phase I will Jump Start the Shipyard's Renaissance.

Taking into consideration the nature and timing of the Navy cleanup, the Redevelopment Agency and Lennar/BVHP focused on those areas within Parcels A and B that are most appropriate for development because of their distance from adjoining parcels still undergoing cleanup. These areas are prime locations for the majority of the residential development at the Shipyard and for community-serving retail, business, cultural, employment and social services.

The majority of homes on the Shipyard will be built in Phase I. Of the 1,600 homes built in Phase I, a minimum of 512 (32%) and up to 704 (44%) will be permanently affordable in a combination of ownership and rental. In addition, 300,000 square feet of commercial space is slated for development with a focus on space for community-serving retailers and local businesses. Furthermore, Attachment 23 provides for six acres of improved land to be dedicated for the development of facilities to house programs that will be determined through a community process. To fund the community facilities and programs, a Community Benefits Fund will be established by the Redevelopment Agency that will comprise 100% of the net proceeds generated from improved land sales at the Shipyard. The fund is estimated to exceed \$30 million during Phase I alone.

Attachment 23, Community Ownership, Financing and Benefits, outlines the dedication of the six acres and the creation of the Community Benefits Fund as well as the establishment of a community process to allocate the funds and determine the uses for the land. Following approval of the DDA, the Redevelopment Agency will establish a working group in consultation with the CAC to further detail community benefits called for in the DDA. Lennar/BVHP will provide the resources to the working group to assist in developing a plan. It is one of many conditions that must be satisfied in order for Lennar/BVHP to take possession of land in Parcel A designated for development.

Assistance Programs Include:

Construction Assistance Program designed to enable local contractors to participate in the Shipyard. It provides for:

- ◆ **Owner Consolidated Insurance Program (OCIP)** will allow contractors with a primary business address in the

Hunters Point-India Basin area to obtain insurance for work performed at the Shipyard. Lennar/BVHP has successfully offered this program at other development sites.

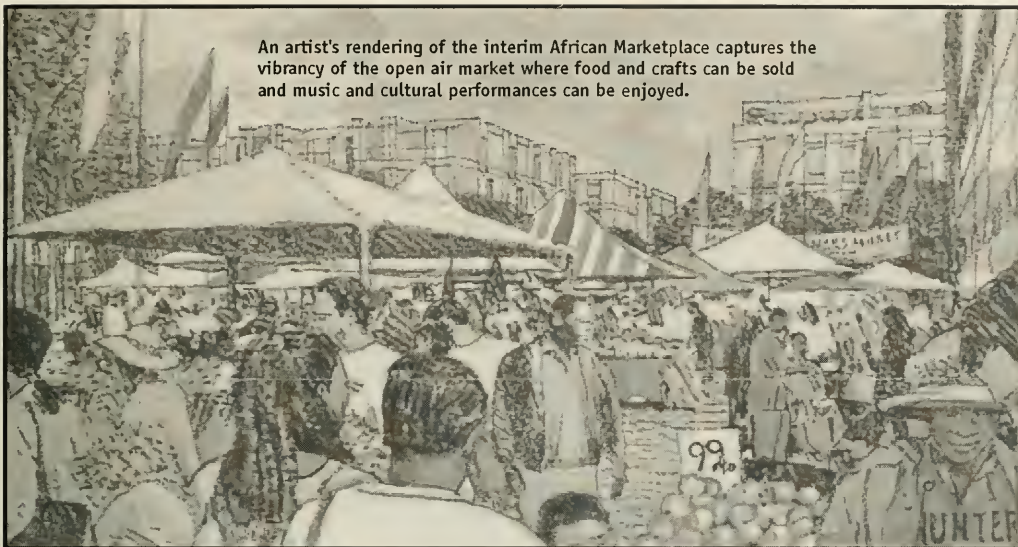
- ◆ **Surety Bond Program** will supplement the Redevelopment Agency's Surety Bond Program for qualifying local contractors at the Shipyard.
- ◆ **Technical Assistance** to contractors seeking opportunities on the Shipyard will be provided by a Lennar/BVHP employee/contractor at the project office located at the Shipyard. Lennar/BVHP will make a good faith effort to hire an individual from the community to staff this effort.
- ◆ **Financial Assistance** will be available to local contractors through Lennar/BVHP's introduction of financial institutions to the Shipyard development and the needs of local contractors.

Community Builder Program is designed to facilitate the participation of qualified community-based builders, including but not limited to faith-based development organizations, in the vertical development of parcels. This will be achieved either in joint venture partnership with Lennar affiliate companies or individual qualified community-based builders, as specified in Section 15 of the DDA.

Copies of the Disposition and Development Agreement are available for review at the following locations

- ◆ **The Redevelopment Agency's Site Trailer**
(in the parking lot of Dago Mary's Restaurant across from the Lennar/BVHP trailer)
- ◆ **Bayview/Anna E. Waden Public Library,**
5075 3RD Street
- ◆ **Bayview Hunters Point Project Area**
Committee, 1800 Oakdale Avenue
- ◆ **Lennar/BVHP, 49 Stevenson Street, 5TH Floor**
- ◆ **www.HuntersPointShipyard.com**

An artist's rendering of the interim African Marketplace captures the vibrancy of the open air market where food and crafts can be sold and music and cultural performances can be enjoyed.



Interim African Marketplace will serve as an African-themed arts, cultural, and entertainment venue for local artists and merchants to display and sell their arts, crafts and fresh foods as commonly found in a Farmer's Market. It will also serve as a location for musical performances (jazz, blues, etc).

The Marketplace is proposed to be located on 1.2 acres on Parcel A that will be improved by Lennar/BVHP to include paving and a trailer that will serve as an administrative center for the Marketplace operator and vendors. Lennar/BVHP will also provide architectural, financial, and marketing consultants to assist the African Marketplace of Los Angeles and a BVHP community-based arts and culture organization in designing, launching, and managing the Marketplace. The interim location will be maintained until the permanent location, proposed in Parcel B on the waterfront adjacent to the historic dry dock #3, becomes available.

Other Community Benefits

Cultural/Historical Recognition Program will be instituted by Lennar/BVHP to recognize and enhance cultural and historical features in the Shipyard's redevelopment, including opportunities for local and community artists to participate in public art for the Shipyard.

Space for Business Incubator Program calls for Lennar/BVHP to provide space for a business incubator program and to identify, publicize and provide opportunities at the Shipyard for local start-up companies.

Home Buyers' Assistance Program requires Lennar/BVHP to coordinate with appropriate agencies and financial institutions to offer qualified Shipyard home buyers access to down payment assistance, first-time buyer financing programs, and homeownership counseling services. Lennar/BVHP will work with its mortgage lending company, UAMC, to provide a zero down payment program for qualified buyers who have difficulty coming up with the down payment for a new home.

Job Training and Employee Assistance Program will be seeded with funds from Lennar/BVHP to existing community-based job training and assistance programs to identify job training needs for the Shipyard, including social services that support job training participants.

Local Community Priority Leasing Program calls upon Lennar/BVHP to require commercial developers at the Shipyard to conduct outreach to potential local tenants, develop a marketing campaign about leasing opportunities, and to establish goals for achieving a successful local leasing program.

Small Business Assistance Programs requires Lennar/BVHP to establish or fund an existing Small Business Assistance Program to identify opportunities for BVHP small businesses to obtain contracts and participate in other business opportunities at the Shipyard.

**You are invited to attend the
San Francisco Redevelopment Commission**

**Hearing on the Disposition &
Development Agreement**

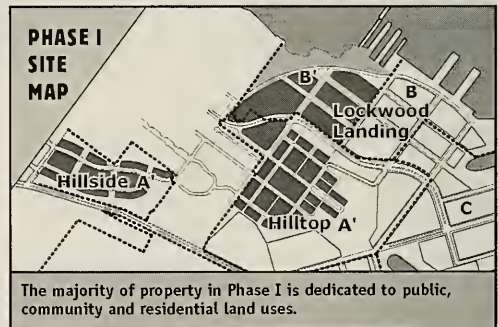
**Tuesday, October 28, 2003
6:00 - 8:00PM**

**Southeast Community Facility
Alex Pitcher Jr. Community Room
1800 Oakdale Avenue**

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**To learn more about the Disposition and
Development Agreement and its benefits
to the Bayview Hunters Point Residents,
attend the the hearing on:**

**Tuesday, October 28, 2003
6:00 - 8:00PM
Southeast Community Facility
Alex Pitcher Jr. Community Room
1800 Oakdale Avenue**



No Dirt Will be Turned Before It's Time

The DDA, like the Conceptual Framework before it, is predicated on the conveyance of Parcel A (and later portions of Parcel B) by the Navy following approval for transfer by federal and state regulators as well as independent verification by the City that the parcel is clean and safe for its intended use. The DDA alone does not authorize development. Approval of the DDA at this time merely allows Lennar/BVHP and the Redevelopment Agency to move forward with the

final design plans, selection of contractors and sub-contractors, permitting, and satisfaction of the closing requirements.

No work on Phase I infrastructure will commence at the Shipyard until Parcel A is conveyed by the Navy, accepted by the Redevelopment Agency and ultimately, transferred to Lennar/BVHP after satisfaction of the closing conditions.

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, November 4, 2003 • 4:00 p.m. 11-03-03A10:19 RCVD

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 21, 2003 and Special Meeting of October 28, 2003
- (b) Authorizing the Executive Director to enter into a Letter Agreement between the Redevelopment Agency of the City and County of San Francisco and Safeway Inc., Western Commercial Partnership I, and Western Commercial Partnership II temporarily modifying use restrictions in Gene Suttle Plaza; Western Addition Redevelopment Project Area A-2 (Resolution No. 164-2003)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Public hearing to hear all persons interested in the lease of land located at 988-992 Howard Street

Authorizing a Ground Lease with Plaza Apartments Associates. L.P., a California limited partnership, for the Agency's interest in the land at 988-992 Howard Street, for 55 years with an extension option of 44 years, for the development of 106 affordable units, ground floor commercial space and the replacement of Bindlestiff Studio; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 165-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Cost Estimating Services Panel from which the Executive Director may select, on an as-needed basis, individual cost estimating firms and enter into personal service contracts for a total aggregate amount not to exceed \$100,000 for a three year period, subject to appropriation of funds; all Project Areas, Survey Areas, City-wide Housing Program and other designated areas (Resolution No. 166-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Workshop on the Draft Redevelopment Plan Amendments for the Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Projects; Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Project Areas and the Bayview Hunters Point Redevelopment Survey Area

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. Sarah Benton, et al., San Francisco County Superior Court, Case No. CGC 02-407994.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property under consideration to be leased is a 4,000-square foot theater space at the Plaza Hotel, located at 988-992 Howard Street within the South of Market Earthquake Recovery Redevelopment Project Area and the party with whom the Agency may negotiate is Bindlestiff Studio. Agency negotiators: Marcia Rosen, William Carney, Nicole Franklin, Olson Lee, Vanessa Dandridge, Tracie Reynolds and Isabella Wong.

- 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
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Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee
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Erwin R. Tanjuaquio, Commission Secretary



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AGENDA

11-17-03A10:05 RCVD

Tuesday, November 18, 2003 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 4, 2003

Action Taken: _____

REGULAR AGENDA

Items 4 (b) through 4 (d) are related to the Mission Creek Senior Community project.

Staff presentation estimated time: 15 minutes

- (b) Public hearing to hear all persons interested in the lease of land at 201 Berry Street

Authorizing: 1) a Construction Ground Lease; 2) a Ground Lease; and 3) a Standby Payment Agreement to guarantee the payment of certain mortgage revenue bonds in an amount not to exceed \$8,077,500, with Mercy Housing California XX, a California limited partnership, in conjunction with the development of 139 units of very low income senior rental housing (plus one manager's unit) at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 167-2003)

Action Taken: _____

- (c) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$23,000,000 to assist Mercy Housing California XX, a California limited partnership, with the construction of residential rental facilities at 201 Berry Street, San Francisco, and Authorizing certain officers to enter into an indenture, a loan agreement, a regulatory agreement, and a bond purchase contract with respect to such bonds, Approving an official statement and Approving and Authorizing actions and documents relating thereto; Mission Bay North Redevelopment Project Area (Resolution No. 168-2003)

Action Taken: _____

- (d) Authorizing a Grant and Regulatory Agreement, in an amount not to exceed \$5,000,000 and reducing a previously approved Tax Increment Loan amount by \$5,000,000, both with Mercy Housing California XX, a California limited partnership, in conjunction with the development of 139 units of very low income senior rental housing, plus one manager's unit, at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 169-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing exclusive negotiations with A.F. Evans Company, Inc., a California corporation, and Chinatown Community Development Center, Inc., a California nonprofit public benefit corporation, for the development of affordable senior housing under a ground lease on Central Freeway Parcel A, southeast corner of Turk and Gough Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 170-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing exclusive negotiations with Mission Housing Development Corporation, a California nonprofit public benefit corporation, for development of affordable senior housing under a ground lease on Central Freeway Parcel C, southwest corner of Golden Gate and Franklin Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 171-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Approving a Personal Services Contract with KTB Realty Partners, Inc., a California corporation, for property management of the Mission Bay open space system for a term of 3 years with one 3 year option for a total aggregate amount not to exceed \$263,960; Mission Bay North and South Redevelopment Project Areas (Resolution No. 172-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Personal Services Contract with On Target Delivery Service from December 1, 2003 through November 30, 2006 in an amount not to exceed \$35,000 during the initial 12 month term, increased by changes to the consumer price index for the two 12-month periods beginning on December 1, 2004 and December 1, 2005, subject to appropriation (Resolution No. 173-2003)

Action Taken: _____

Items 4 (i) and 4 (j) are related to the Batmale Site project

Staff presentation estimated time: 15 minutes

- (i) Authorizing a First Amendment to a Tax Increment Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an amount not to exceed \$5,275,514, to modify certain terms, in conjunction with the acquisition, predevelopment, and construction of approximately 57 very low income family rental units at 227-255 Seventh Street (Batmale Site); South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 174-2003)

Action Taken: _____

- (j) Authorizing a First Amendment to a Tax Increment Grant Agreement with San Francisco Medical Center Outpatient Improvement Programs, Inc. (commonly known as the South of Market Health Center), a California nonprofit public benefit corporation, in an amount not to exceed \$1,420,917, to modify certain terms, in conjunction with the acquisition, predevelopment, and construction of an approximately 20,000 square foot health clinic facility at 227-255 Seventh Street (Batmale Site); South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 175-2003)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment for the acquisition of property. The property under consideration is one of the Central Freeway parcels and the party with whom the Agency may negotiate is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Ayisha Benham, Joanne Sakai, James Morales, Olson Lee, and Kate Hartley.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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AGENDA

Tuesday, December 2, 2003 • 4:00 p.m. 01-03A10:11 RCDV

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No reportable action.**
3. Matters of Unfinished Business

CONTINUED FROM THE NOVEMBER 18, 2003 COMMISSION MEETING

Staff presentation estimated time: 5 minutes

- (a) Authorizing a Personal Services Contract with On Target Delivery Service from December 1, 2003 through November 30, 2006 in an amount not to exceed \$35,000 during the initial 12 month term, increased by changes to the consumer price index for the two 12-month periods beginning on December 1, 2004 and December 1, 2005, subject to appropriation (Resolution No. 173-2003)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of November 18, 2003

Action Taken: _____

BEFORE THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$90,000,000 relating to the issuance of 2004 Series A Tax Allocation Refunding and Capital Improvement Revenue Bonds and 2004 Series B Taxable Tax Allocation Refunding Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, Approving the Final Official Statement relating to the bonds, and Authorizing and Approving other matters properly relating thereto; Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Rincon Point-South Beach Redevelopment Project Area, Western Addition Redevelopment Project Area A-2; and Yerba Buena Center Redevelopment Project Area/and the merged Embarcadero-Lower Market ("Golden Gateway") Project Area/South of Market Earthquake Recovery Project Area/Federal Office Building Project Area (Resolution No. 176-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for fiscal year 2003-04 by increasing the Agency's tax increment receipts in the amount of \$3,373,160 and expenditure authority in an amount not to exceed \$13,400,000, Authorizing a Cooperation Agreement with the City and County of San Francisco; and Authorizing the Agency to increase its annual statement of indebtedness in the amount of \$3,373,160; all Redevelopment Project Areas (Resolution No. 177-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing the Executive Director to execute the Term Sheet for the joint development, with Myers Development Company, a California corporation; Citizens Housing Corporation, a California public benefit corporation; Tenderloin Neighborhood Development Corporation, a California public benefit corporation; the City and County of San Francisco, a municipal corporation; regarding a mixed-use office and residential project at 10th and Market Streets; Citywide Tax Increment Housing Program; Mid-Market Redevelopment Survey Area (Resolution No. 178-2003)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Hunters Point Shipyard

Staff presentation estimated time: 20 minutes

- (e) Approving the Phase I Disposition and Development Agreement with Lennar/BVHP, LLC, a California limited liability company, for the first phase of development of Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 179-2003)

Action Taken: _____

- (f) Authorizing an Amended and Restated Exclusive Negotiations Agreement with Lennar/BVHP, LLC, a California limited liability company, as the primary developer of the remainder of Hunters Point Shipyard: Hunters Point Shipyard Redevelopment Project Area (Resolution No. 180-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Fourth Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, for security services at the Hunters Point Shipyard to extend the contract for a term not to exceed nine months and increase the contract amount by \$200,000 for a total aggregate amount not to exceed \$730,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 181-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a one year extension to the Technical Assistance Contract with the Corporation for Supportive Housing, a Delaware-based nonprofit corporation, in an amount not to exceed \$100,000, for as-needed technical assistance services to supportive housing developers and operators; Citywide Tax Increment Housing Program (Resolution No. 182-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing exclusive negotiations with OLM Consulting Engineers, a California Corporation, for a consulting contract to prepare seismic retrofit construction documents for the Municipal Railway Substation building at 1140 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 183-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Authorizing a First Amendment to the Cooperative Agreement with the Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to modify certain terms relating to contracting procedures and policies for the development of 106 very-low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio at 988 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 184-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a First Amended and Restated Subordinated Promissory Note with 1550 Sutter Associates, a California limited partnership, modifying the repayment terms and obligations, in an amount not-to-exceed \$300,000, a First Amendment to the Tax Regulatory Agreement, a First Supplement to Trust Indenture, a First Supplement to Loan Agreement and all related documents and actions, all in connection with the restructuring of the Agency's \$34,135,000 Residential Facility Revenue Bonds (Coventry Park Project), Series 1996A and 1996B; Western Addition Redevelopment Project Area A-2 (Resolution No. 185-2003)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

City and County of San Francisco

REDEVELOPMENT FINANCING AUTHORITY



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Authority Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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NOTICE OF SPECIAL MEETING

Tuesday, December 2, 2003

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Special Meeting on **Tuesday, December 2, 2003**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. The business to be transacted at this meeting consists of:

1. Matters of New Business:

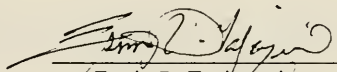
Staff presentation estimated time: 10 minutes

- (a) Resolution No. 2-2003, Authorizing the issuance of 2004 Series A Tax Allocation Refunding and Capital Improvement Revenue Bonds and 2004 Series B Taxable Tax Allocation Refunding Revenue Bonds in an initial aggregate principal amount not to exceed \$90,000,000; Approving Forms of Indentures of Trust, Loan Agreements and Official Statement. Authorizing the competitive sale of the bonds, and Authorizing and Approving other matters properly related thereto

Action Taken: _____

2. Adjournment

Members of the public have a right to comment on the matter(s) described above before consideration of the item.


Erwin R. Tanjuaquio
Financing Authority Secretary

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Willie L. Brown, Jr., Mayor
Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
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AGENDA

Tuesday, December 16, 2003 • 4:00 p.m.

12-15-03A10:12 REV

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 2, 2003
- (b) Authorizing a Fifth Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners LP, a California limited partnership, to modify the schedule of performance for the development of Parcel CB-1-MSC (the Connector Site) located on Yerba Buena Lane between Market and Mission Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 186-2003)
- (c) Authorizing a First Amendment to the financial adjustment factor Capital Loan Agreement with Mercy Housing XVII, L.P., a California limited partnership, for the acquisition and rehabilitation of 68 very low-income rental units at Derek Silva Community, 1580-98 Market Street, San Francisco, California, to extend the rehabilitation completion date from December 2003 to July 2004; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 187-2003)
- (d) Authorizing a Second Amended and Restated Standby Payment Agreement with Mercy Housing California XVIII, L.P., a California limited partnership, and with Citibank (West, FSB, in an amount not to exceed \$2,590,000, plus applicable interest and other associated costs, to guarantee the payment of certain mortgage revenue bonds for the acquisition and rehabilitation of 72 units of very low income senior housing at the Leland Hotel, 1301-1327 Polk Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 188-2003)

Action Taken: _____

REGULAR AGENDA

No Staff presentation

- (e) Election of President and Vice President (calendar year 2004)

Action Taken: _____

Items 4 (f) and 4 (g) are related to the Valencia Gardens project

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Tax Increment Loan Agreement with Valencia Gardens Housing Limited Partnership, a California limited partnership, in an amount not to exceed \$5,000,000, for predevelopment and construction of 52 very low income family rental units at 340-370 Valencia Street; Agency Citywide Affordable Housing Program (Resolution No. 189-2003)

Action Taken: _____

- (g) Approving the Replacement Housing Plan for Valencia Gardens, a 246-unit public housing development at 340-370 Valencia Street in the Mission District section of San Francisco; Agency Citywide Affordable Housing program (Resolution No. 190-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Personal Services Contract with Treadwell & Rollo, Inc., a California corporation, in an amount not to exceed \$360,000 and a term not to exceed three years for environmental review services in furtherance of the transfer of property from the United States Navy to the Agency at Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 191-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Predevelopment Grant Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, in an amount not to exceed \$44,500 to fund predevelopment activities associated with the construction of tenant improvements for its new museum located on the south side of Mission Street between New Montgomery and Third Streets (a portion of Parcel EB-2A); Yerba Buena Center Redevelopment Project Area (Resolution No. 192-2003)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Workshop on the proposed South of Market Redevelopment Plan Amendment: South of Market Earthquake Recovery Redevelopment Project Area

- 5. Matters not appearing on Agenda
 - 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7. Report of the President
 - 8. Report of the Executive Director
 - 9. Commissioners' Questions and Matters
 - 10. Closed Session
 - (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
 - 11. Adjournment
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